
**CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 11/18/2020
Agenda Item: 3**

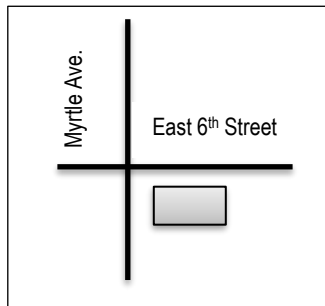
ACTION: Request for a Demolition Permit for the 1948 / 1953 First Congregational Church located at 101 East 6th Street (PL200256 / BP202089). The applicant is the City of Tempe.

RECOMMENDATION: Staff – Denial

BACKGROUND INFORMATION: Applicant wishes to demolish all extant First Congregational Church buildings and structures and redevelop the subject property.

The request is as follows:

PL200256 / Approve demolition of all buildings and structures standing on the designated First Congregational Church
BP202089 parcels.



Existing Property Owner
Applicant

101 East 6th Street LP
Darin A. Sender, Esq. of Sender Associates, Chartered

ATTACHMENTS: A. Applicant's submittal B. First Congregational Church Tempe Historic Property Register nomination file C. 1997 First Congregational Church *Tempe Multiple Resource Area Update* entry D. "Kemper Goodwin Collection Job Index"

STAFF CONTACT(S): John Larsen Southard, Historic Preservation Officer, (480) 350-8870

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: John Larsen Southard, Historic Preservation Officer

COMMENTS:

This property is located on the south side of East 6th Street east of South Myrtle Avenue.

This request includes the following:

1. Approve demolition of all buildings and structures standing on the designated First Congregational Church parcels.

The applicant is requesting the Historic Preservation Commission ("HPC") take action on the above item.

HISTORIC PRESERVATION COMMISSION JURISDICTION

The First Congregational Church is listed in the Tempe Historic Property Register, thereby necessitating Historic Preservation Commission review and decisioning of this demolition application. Notably, the First Congregational Church was the first property to be listed as a landmark. As defined in Section 14A-4(a)(3) of the Tempe Historic Preservation Ordinance ("Ordinance"), a landmark property is one that "demonstrates exceptional individual importance" prior to the fiftieth anniversary of its construction. As Section 14A-7(a) of the Ordinance requires requests for a "permit or other approval is sought from the City to demolish or remove a designated property, issuance of the permit or approval shall be deferred until after approval has been obtained from the Historic Preservation Commission, or in the cases of work obviously minor in nature or involving an imminent hazard to public safety," and as the potential impact of this proposal on the designated resource cannot be reasonably classified as "obviously minor in nature" and the buildings and structures on the designated parcels do not pose an imminent hazard, the Ordinance requires HPC review and decisioning of this application. Section 14A-7(f) of the Ordinance requires the HPC to "act to approve, deny, conditionally approve or continue an application at the public meeting at which it is initially reviewed."

PUBLIC INPUT

- Neighborhood meeting not required

HISTORIC OVERVIEW

An excerpt from the "History" section of the November 9th, 2000 Historic Preservation Commission staff report on the First Congregational Church Tempe Historic Property Register listing application follows:

The original First Congregational Church was built in 1899 on the southeast corner of Sixth Street and Myrtle Ave. Through the years there have been renovations and additions to the church. The first church building was built in what was known as the "Akron Plan." This style of building was developed in Akron, Ohio and was very popular in the west from 1870 to about 1925. It had a 50 foot high tower/steeple and with a front entrance on 6th Street. There was a seating capacity of 300; the auditorium was 40 x 80 feet (the meeting room was always referred to as the auditorium and never as the sanctuary). The First Congregational Church of Tempe was dedicated on May 21, 1899. In 1927, a church parlor was added which served as Sunday school rooms, kitchen and dining room, and a general meeting place for social gatherings. The exterior of the building was covered with cement plaster, the walls were strengthened, and cathedral glass was installed in the windows. Sometime between 1928 and 1929 the steeple was removed from the structure. In 1948, a new social hall was built, later named "Prior Hall" in honor of the Reverend Cecil L. Prior (Pastor from 1942-1963). This structure incorporated the existing walls on the east and west side of the building. In addition to the social hall, classrooms were built on the south side of the church, which was referred to as the rear, since the entrance was on 6th Street. In early 1953, a new sanctuary was built using a combination of old brick from the original building joined with new brick. The entrance to the church was moved to the Myrtle Avenue frontage and a new steeple was placed atop the structure. The original bell installed in 1899 was subsequently placed in the 1953 steeple. The bell continues to be rung every Sunday morning. The architect of the 1953 sanctuary, and possibly the 1948 additions, was Kemper Goodwin, FAIA, noted Tempe architect. Kemper, with his son, Michael, was also the architect of Tempe City Hall.

The First Congregational Church was added to the Tempe Historic Property Register as a landmark on February 15th, 2001 (Case Number HPO-2001.03), having been determined to meet or exceed the criteria specified in Section 14A-4(a)(2) of the Ordinance, as required by Section 14A-4(3) of the Ordinance.

Section 14A-4(3) reads as follows:

If [a property] has achieved significance within the past fifty (50) years, it shall be considered eligible for designation as a landmark if it is an integral and critical part of an historic district or demonstrates exceptional individual importance by otherwise meeting or exceeding the criteria specified in paragraphs (1) or (2) of this subsection above. At such time as a landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property.

Section 14A-4(2) reads as follows:

[The property] is found to be of exceptional significance and expresses a distinctive character, resulting from:

- a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or
- b. It represents an established and familiar visual feature of an area of the City, due to a prominent location or singular physical feature

The criteria identified in Section 14A-4(2), that being a property must be determined to be "reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in... history" and "[represent] an established and familiar visual feature of an area of the City, due to a prominent location or singular physical feature," is analogous to National Register of Historic Places Criterion A, which recognizes properties "associated with one or more events important in the defined historic context" and identifies buildings "used by an important local social organization" as one of the property types eligible for listing under Criterion A. The 1997 *Tempe Multiple Resource Area Update* ("MRA") identifies the property, referred to as Survey Site Number T-264, as being associated with the context of "Community Planning and Development." Contexts identified in the "Significance" section of the November 9th, 2000 First Congregational Church designation staff report include early Euro-American settlement in Tempe, historic period irrigation system development, and the growth of the institution now known as Arizona State University. An excerpt from the "Significance" section of the November 9th, 2000 staff report follows:

The First Congregational Church is significant, as a landmark, for its presence in Downtown Tempe since 1899. It houses the oldest church congregation on the same site in Tempe. The founding members of the church are associated with significant events in the history of Tempe. The founders were a group of Congregationalists from Kansas also known as the "Kansas Colony". The "Colony" included the families of Rev. and Mrs. Kloss, D.G. Buck, F.A. Hough, Col. J.E. Price, John Van Tuyl, and W.S. White. The Rev. and Mrs. Kloss were the first to arrive in Tempe in 1891. Rev. Kloss was on the Board of the Arizona Territorial Normal School (now ASU) from 1894 to 1897. He was president of the board during the building of "Old Main" and served as a director of the Tempe Irrigating Canal Company. He was an essential player in the irrigation of early Tempe. In addition to the founding members, the church congregation has included other prominent Tempe / Arizona citizens, including Professors Payne, Burkhard, Clark, Felton, and Dr. Grady Gammage from the Arizona State College. In 1954, at the dedication ceremony of the present sanctuary, the Honorable Howard Pyle, Governor of Arizona, was a guest speaker.

The November 9th, 2000 Historic Preservation Commission staff report also asserted that upon the fiftieth anniversary of its construction, the property would satisfy Section 14A-4(1), which requires "[meeting] the criteria for listing on the Arizona or National Register of Historic Places."

The November 9th, 2000 staff report cites Kemper Goodwin as the architect of the 1953 sanctuary and probable architect of

the 1948 social hall. Research completed subsequent to the property being listed in the Tempe Historic Property Register confirms Goodwin as the architect of the 1948 social hall, although COVID-19-related archival closures preclude including substantive documentation confirming Goodwin's role in the 1948 work. Goodwin being the architect of record for the 1953 sanctuary alone would merit consider for National Register eligibility under Criterion C, which "applies to properties significant for their physical design or construction, including such elements as architecture" and requires a property to meet at least one of four Criterion C eligibility requirements specified in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* ("NRB 15"). Goodwin, a celebrated and prolific Tempe architect, is a Fellow of the American Institute of Architects. As such, Goodwin qualifies as a master, as defined by NRB 15. Per NRB 15, to be recognized as a master, one must be "a figure of generally recognized greatness in a field." NRB 15 specifies that properties eligible for listing as "Works of a Master" "must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft." The MRA identifies "Religion – church and hall" as the First Congregational Church theme. A review of the hundreds of projects listed in the "Kemper Goodwin Collection Job Index" reveals that just six of Goodwin's clients were religious institutions; the First Congregational Church is the only such Tempe institution listed. As such, the property, a work of a master and a rare and surviving example of a building expressing a particular theme in the architectural craft, is likely eligible for National Register listing under Criterion C in addition to Criterion A.

PROJECT ANALYSIS

Section 14A-7(c) of the Ordinance specifies the criteria to be used by the HPC when considering a demolition request. Section 14A-7(c) reads as follows:

The commission shall consider the request at its next regularly scheduled or special public meeting. Approval or denial shall be based on the following criteria:

- (1) The property which is proposed for demolition or removal is of no historic or architectural value or significance and does not contribute to the distinctive character of the property;
- (2) Loss of the property would not adversely affect the integrity, nor diminish the distinctive character of an historic district; and
- (3) If economic relief is requested, applicability of the standards as described in subsection (d) of this section below.

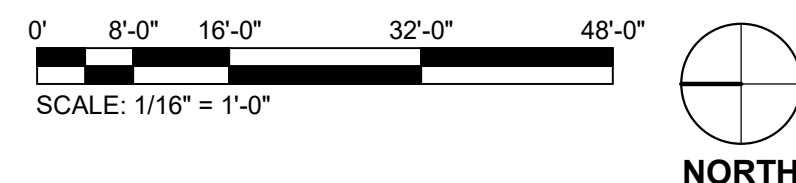
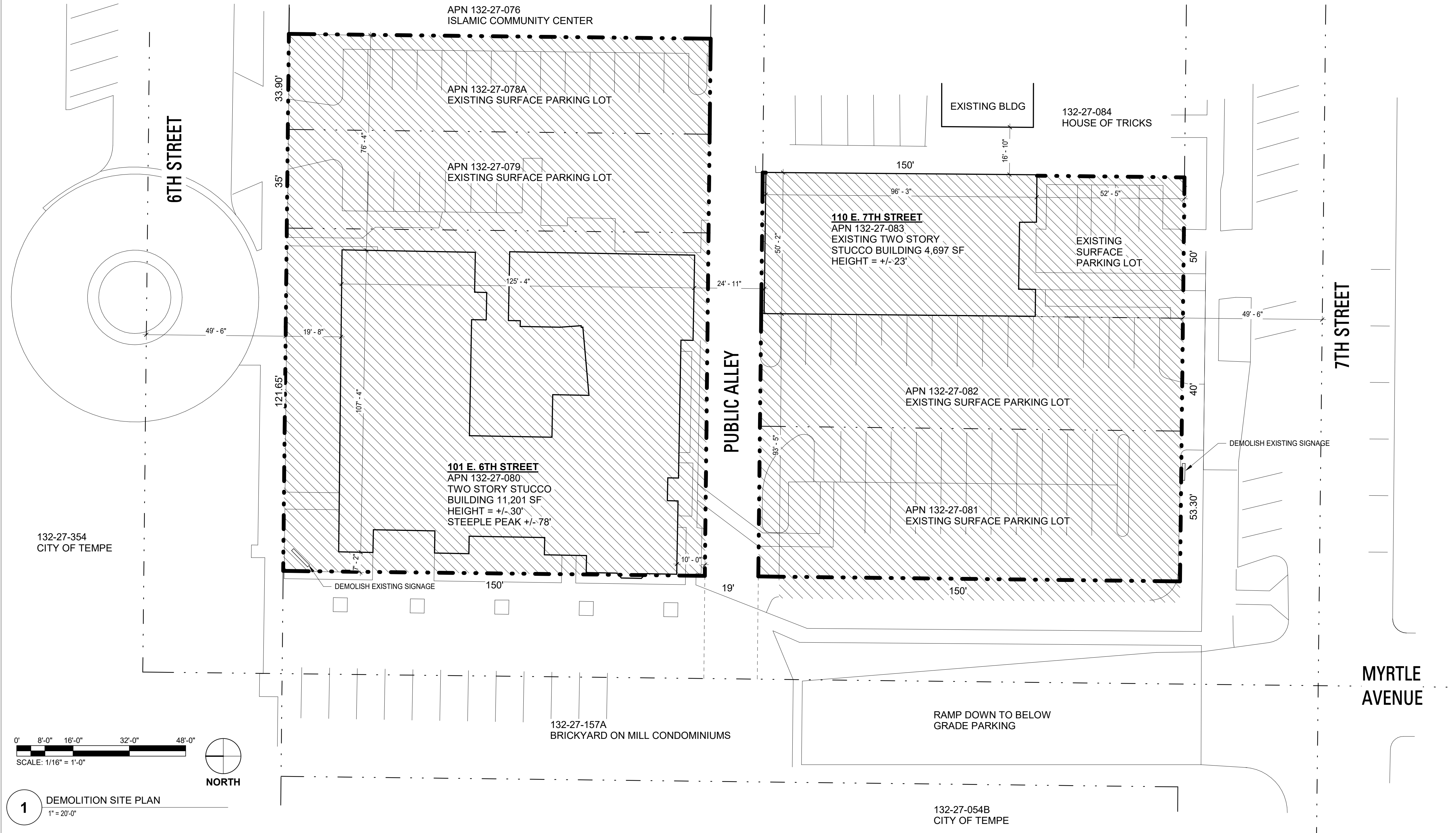
As the First Congregational Church is individually listed, as opposed to being included in an historic district, and a request for economic relief has not been put forward, the HPC must review and decision this request based upon the first criterion, that being whether the "property... proposed for demolition or removal is of no historic or architectural value or significance and does not contribute to the distinctive character of the property."

The extant buildings and structures on the Tempe Historic Property Register-listed First Congregational Church property continue to possess integrity and significance, as defined in Section 14A-4(2) of the Ordinance. It remains eligible for listing under National Register Criterion A, satisfying Section 14A-4(1) of the Ordinance. Research completed subsequent to the 2000 designation confirms that the property "meets the criteria for listing on the Arizona or National Register of Historic Places" under Criterion C. Demolition of the extant buildings and structures on the First Congregational Church property would eliminate resources of "historic or architectural value or significance" that "contribute to the distinctive character of the property." The criterion under which the request must be considered precludes approval of the request.

STAFF RECOMMENDATION

DENIAL

Attachment A



1 DEMOLITION SITE PLAN
1" = 20'-0"

GENERAL NOTES

1. ALL EXISTING STRUCTURES WITHIN HATCHED ARE TO BE DEMOLISHED AND SITE IS TO BE PREPARED FOR FUTURE DEVELOPMENT.
2. GENERAL CONTRACTOR SHALL SAFELY TERMINATE ALL EXISTING UTILITIES
3. INTENT IS FOR SITE TO BE CLEARED IN PREPARATION FOR FUTURE DEVELOPMENT. NOT ALL EXISTING ELEMENTS INTENDED FOR DEMOLITION MAY BE SHOWN IN THIS PLAN.

C.O.T. GENERAL AND SITE PLAN NOTES

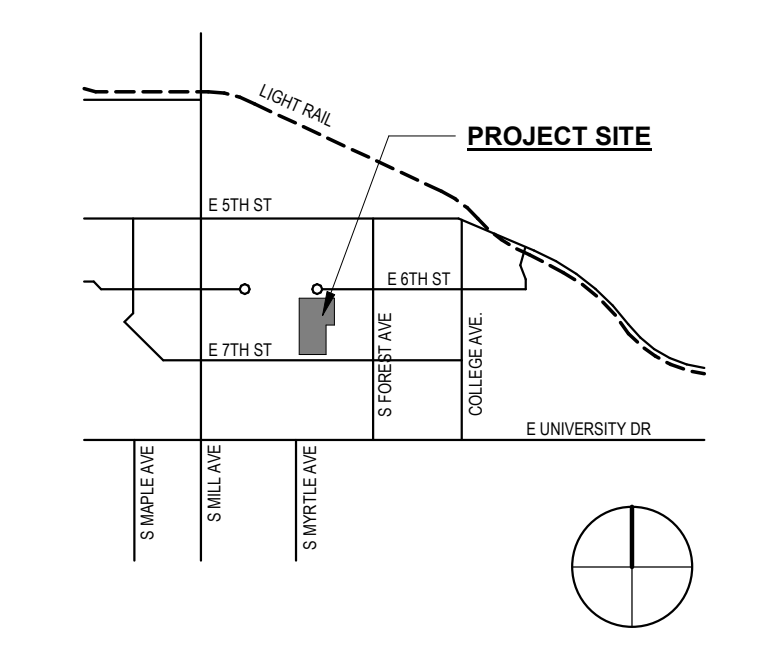
1. ALL CONSTRUCTION UNDER THE PUBLIC WORKS PERMIT SHALL CONFORM TO THE CITY OF TEMPE SUPPLEMENT TO THE MAG SPECIFICATIONS AND DETAILS, MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS (MAG SPECIFICATIONS AND DETAILS), AND CITY OF TEMPE TRAFFIC BARRICADE MANUAL.
2. A PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR ALL WORK IN THE CITY OF TEMPE RIGHTS-OF-WAY. AN INVESTIGATION FEE, IN THE AMOUNT GREATER OF \$250.00 OR DOUBLE THE PERMIT FEE, NOT TO EXCEED \$2,500, WILL BE CHARGED FOR ANY WORK WITH THE CITY OF TEMPE RIGHTS-OF-WAY IN WHICH A PERMIT HAS NOT BEEN ISSUED PRIOR TO COMMENCEMENT OF WORK.
3. THE CITY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION WORK. CALL THE ENGINEERING REQUEST LINE AT (480) 350-8475 AT LEAST ONE BUSINESS DAY BEFORE START OF CONSTRUCTION TO REQUEST INSPECTIONS. CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
4. RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL 3 MIL MINIMUM DOUBLE MATTE BLACK LINE MYLAR REPRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.
5. LOCATION OF ALL WATER VALVES, MANHOLES, AND CLEANOUTS MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER AND WASTEWATER DIVISION.
6. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS AND ALL SURVEY MONUMENTS ARE INSTALLED ACCORDING TO THE PLANS.
7. THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION, UTILITY RELOCATION, CONSTRUCTION STAKING, OR "AS-BUILT" PLANS.
8. ALL EXISTING STREET MONUMENTS MUST BE PRESERVED. PRIOR TO CONSTRUCTION, MONUMENTS WILL BE REFERENCED HORIZONTALLY AND VERTICALLY. AFTER CONSTRUCTION, MONUMENTS SHALL BE RESET AND FIELD NOTES, INCLUDING NEW ELEVATION, SHALL BE FILED WITH THE CITY.

9. FIRE RISER, DETAILS AND FDC ARE FOR REFERENCE ONLY AND ARE NOT APPROVED ON THESE DRAWINGS. FIRE SPRINKLER PLANS MUST BE SUBMITTED FOR SEPARATE FIRE DEPARTMENT REVIEW AND APPROVAL.
10. ALL OVERHEAD UTILITY LINES (OTHER THAN TRANSMISSION LINES 12.5KV OR GREATER) ON OR ADJACENT TO THE SITE, INCLUDING STREET OR ALLEY CROSSINGS, SHALL BE PLACED UNDERGROUND PER CITY CODE SECTION 25-120 THROUGH SECTION 25-126 AND ORDINANCE NO. 88.85
11. ALL ON-SITE PRIVATE UTILITIES AND DETAILS SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY AND ARE NOT APPROVED ON THESE DRAWINGS. SEE PLANS THAT ARE APPROVED BY BUILDING SAFETY FOR ON-SITE PRIVATE UTILITIES.
12. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE. IT IS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER SEALING AND SIGNING THESE PLANS TO BE CERTAIN THAT THEY ARE IN FULL COMPLIANCE WITH CITY OF TEMPE STANDARDS, DETAILS, CRITERION, LAWS, AND ORDINANCES.
13. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
14. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY, ON-SITE GRADING, DRAINAGE, WATER AND SEWER. THIS PLAN CHECK APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM APPLICATION DATE. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL. ONE 6 MONTH EXTENSION MAY BE GRANTED UPON REQUEST IF THE REQUEST IS MADE PRIOR TO THE EXPIRATION OF THE ONE YEAR PERIOD AT A COST OF 25% OF THE TOTAL PLAN CHECK FEE. PERMITS MUST THEN BE ISSUED WITH 6 MONTHS AND THEY WILL BE VALID FOR ONE YEAR FROM ISSUE DATE, OTHERWISE, THE PROJECT EXPIRES AND PERMITS ARE VOIDED.
15. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
16. CONSTRUCTION ITEMS SHALL NOT BE ACCEPTED UNTIL 3 MIL MINIMUM DOUBLE MATTE BLACK LINE MYLAR REPRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.

C.O.T. PAVING PLAN NOTES

1. NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY PRISM ARE COMPLETED.
2. THE MAXIMUM STAKE INTERVAL FOR GRADES OF 0.2% OR LESS SHALL BE 25 FOR CONCRETE WORK AND 50 FOR ASPHALT ROADWAY SECTION EXCEPT ON HORIZONTAL OR VERTICAL CURVES WHERE A MAXIMUM STAKE INTERVAL OF 20 FOR CONCRETE WORK SHALL BE REQUIRED. ALL CURB RETURNS SHALL BE STAKED AT THE P.C., P.T. AND THE MIDPOINT OF THE RETURN. NO GRADE STAKE INTERVAL SHALL EXCEED 50.
3. GUTTERS WILL BE WATER TESTED IN THE PRESENCE OF THE CITY ENGINEER, OR DESIGNEE, TO INSURE PROPER DRAINAGE, PRIOR TO FINAL APPROVAL BY THE ENGINEERING DIVISION.
4. UNDERGROUND STREET LIGHT AND TRAFFIC SIGNAL CIRCUITS SHALL BE INSTALLED AS PART OF THE OFFSITE IMPROVEMENTS. NEW FOUNDATIONS FOR TRAFFIC SIGNAL POLES SHALL BE POURED FAR ENOUGH IN ADVANCE TO ALLOW SUFFICIENT TIME FOR CONCRETE CURING AND FOR SCHEDULING THE RELOCATION OF THE EXISTING TRAFFIC SIGNALS.
5. ADDRESS OVERLAY REQUIREMENTS WHERE OPEN CUTTING IS PERMITTED. FINISHED PAVEMENT SURFACE MATERIALS SUCH AS RUBBERIZED ASPHALT SHALL BE MATCHED IN FIELD.
6. PAVING IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL 3 MIL MINIMUM DOUBLE MATTE BLACK LINE MYLAR REPRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.

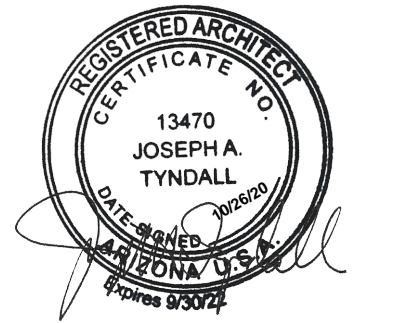
VICINITY MAP



RSP Architects
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480.889.2099 fax
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Consultants

Certification



Project For
Wexford Development
6th Street

Project No. 9998.000.00
Drawn By MD
Checked By MD
Date 10/26/20

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Sheet Issues / Revisions

No.	Date	Description

DEMOLITION PLAN

A01

**HISTORIC PRESERVATION APPLICATION FOR HPC
REVIEW OF DEMOLITION**

101 E. 6th Street

Revised October 29, 2020

**APPLICATION FOR HPC REVIEW OF DEMOLITION
§14A-7 (DEMOLITION AND REMOVAL)**

PREPARED FOR:
101 E 6TH STREET, LP
SAM GORDON
PRINCIPAL

101 E. 6TH STREET
TEMPE, ARIZONA
APN: 132-27-078A, -079, -080, -081, & -082

APPLICANT:
SENDER ASSOCIATES, CHARTERED
DARIN A. SENDER, ESQ. JENNIFER K. BOBLICK, ESQ.
464 S. FARMER AVENUE, SUITE 102
TEMPE, ARIZONA 85281
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OCTOBER 27, 2020
REVISED OCTOBER 29, 2020



**APPLICATION FOR HPC REVIEW OF DEMOLITION - 101 E. 6TH STREET
CITY CODE §14A-7 (DEMOLITION AND REMOVAL)**

I. INTRODUCTION

This is a request by property owner Wexford Development to the Historic Preservation Commission (“HPC”) pursuant to Tempe City Code Section 14A-7 (Demolition and Removal) for its review of the demolition of sites and/or structures designated as a historic property. The land and structures in this request are located at 101 E. 6th Street (APNs 132-27-078A, -079, -080, -081, and -082) (the “**Site**”). The Site includes the First Congregational Church, its parking lots, and appurtenant structures and site features. An office building located at 110 E. 7th Street (132-27-083) (the “**Office Site**”) also owned by the applicant will be razed concurrently with the Site. [See, EXHIBIT “Location Map”]. A building permit application for demolition of an entire building for structures on both properties has been submitted to the Building Safety Department concurrent with this application. Demolition of the Site is supported by the congregation. Their numbers have diminished significantly over the years and they ultimately sold the Site for development. The congregation strongly wishes the Site be demolished rather than repurposed as any other use.

II. §14A-7 (DEMOLITION AND REMOVAL) COMPLIANCE WITH SUBMITTAL REQUIREMENTS

City Code Section 14A-7(b) requires submittal of certain application materials to the Historic Preservation Officer (“HPO”) for review by the HPC when contemplating demolition of a historic property. This demolition request includes those required materials and complies with all of this section’s requirements:

- (1) *An application, on such form(s) and accompanied by such fee(s) as may be adopted;*

The application form for this request is included in this application package. [See HPC Attachment “Application Form”]. Per discussions with the Historic Preservation Officer, Mr. Southard, the Planning Department “Planning Submittal Form” was used for this application and there are no fees required for this HPC demolition request. The Building Safety fee for a demolition permit will be paid upon application submittal.

- (2) *Photographs of the existing property;*

Photographs of the existing property and site are included in this application package. [See HPC Attachment “Photos”].

- (3) *A preliminary plan of redevelopment for the parcel indicating an intended use that is in compliance with the general plan and existing or proposed zoning and other applicable regulations, as well as with Section 14A-6 of this chapter;*

A conceptual preliminary plan of redevelopment for the site is included in this application package. The proposed conceptual preliminary plan of redevelopment complies with the existing General Plan Projected Land Use designation of “Mixed-Use” as well as the existing General Plan Projected Residential Density designation of “High-Density Urban Core (>65dua)”. The proposed conceptual preliminary plan of redevelopment also complies with the existing City Center TOD zoning with a proposed PAD Overlay, and it will comply with all other applicable regulations pertaining to mid- and high-rise development in the Downtown Core.

The proposed conceptual preliminary plan of redevelopment also complies with City Code Section 14A-6, specifically subsections (b)(3), (4), and (5) (applicable according to discussions with Mr. Southard). This section relates to alteration or new construction on historic property and is typically used to review Development Plan Review (“DPR”) or zoning requests on property designated as historic. Since no DPR or zoning request is in front of the HPC for its review, this Section 14A-6(b) is intended to expand upon the requirement for a preliminary plan of redevelopment per Section 14A-7(b)(3) by indicating the type of drawings the HPC would like to see. These drawings include conceptual preliminary site plan, floor plan, and elevations, as well as preliminary conceptual materials, colors, and potential signage, if any. These drawings and information are included in this application package. [See HPC Attachment “Preliminary Plan of Redevelopment”].

- (4) *If economic relief is requested, supporting documentation necessary to demonstrate applicability of the standards as described in subsection (d) of this section; and*

Economic hardship relief from the HPC is not being requested in this application.

- (5) *Any other information which the applicant or the commission may reasonably deem necessary to review the request.*

It is important to note that the congregation that inhabited this building desires the building to be demolished. In fact, the Moderator/President of The First Congregational Church of Tempe, Larry Power, submitted a demolition permit for the building on February 27, 2017. For various reasons pertaining to the sale of the property at that time, the request was not followed through. A letter from the congregation supporting this proposed development and requesting the building’s demolition is discussed below in Section III(1). [See, EXHIBIT “3/13/09 Letter from Larry Power”].

Also, during discussions with Mr. Southard, we discussed the possibility of honoring the history of the church. This could mean potentially donating significant items from the building to a museum, or reusing the church bell, cornerstone, and potentially bricks in a new development project. We understand this will not maintain historic integrity of the church, but would honor the memory of the building and its history in Tempe. Although we have no concrete plans at this time, we are happy to consider donating significant items to a museum where feasible such as the church signs on 6th and 7th Streets. We will also review the feasibility of using the cornerstone, bell, and/or construction bricks from the church in a new development.

III. §14A-7 (DEMOLITION AND REMOVAL) COMPLIANCE WITH APPROVAL CRITERIA

Section 14A-7(c) outlines the criteria for approval of a request for demolition of a historic property. This request meets those approval criteria in the following manners:

- (1) *The property which is proposed for demolition or removal is of no historic or architectural value or significance and does not contribute to the distinctive character of the property;*

According to the February 15, 2001 City Council Staff Report for HPO-2001.03, “Staff believes The First Congregational Church to be significant, as a landmark, for its presence in Downtown since 1898. It houses the oldest church congregation on the same site in Tempe.” [See, EXHIBIT “2/15/01 City Council Staff Report for HPO-2001.03”].

Although this congregation was the oldest on the same site in Tempe, the church congregation's final wish was to have the church demolished after the Site was sold. They want no other use established in the building. In a letter from Mr. Larry Power, the congregation's past Moderator, they stated: [See, EXHIBIT "3/13/09 Letter from Larry Power"].

Sam Gordon with Wexford Development has shown us plans for the redevelopment of the land which includes demolition of the church. We strongly support this proposal. (Emphasis original.)

It was and remains my congregation's desire that the current church be demolished rather than repurposed or utilized for another use. We have seen other churches be converted into bars or restaurants and we believe non-religious uses would be a disrespectful and unacceptable use of our house of worship. Rather than see our church converted into an undesirable use, we would prefer to see the building demolished and a new project built with its own unique character. While we know some may disagree with this faith-based decision, it's a belief we hold strongly. (Emphasis original.)

We recently sold the property because our congregation had diminished significantly over the years... Given the central location of our property, we knew that its highest and best use included the removal of the church building in order for a developer to work with the City to create a fantastic project benefitting the community. It was for this reason that the congregation selected Wexford to be the successful purchaser of the property, given Wexford's reputation for quality projects in various places.

With regard to its presence in Downtown since 1898, the vast majority of the structure existing today are later additions, not constructed in 1898. The original integrity of the church has been eroded by many renovations and additions such as the 1927 addition of a kitchen and meeting rooms, the 1928/1929 removal of the original steeple, the 1948 social hall and classrooms addition, the 1953 sanctuary addition, new steeple addition, and relocation of the front entrance to Myrtle Avenue. These later accretions do not contribute to any distinctive character of the property.

(2) Loss of the property would not adversely affect the integrity, nor diminish the distinctive character of an historic district; and

This property is not located within a historic district.

(3) If economic relief is requested, applicability of the standards as described in subsection (d) of this section below.

Economic hardship relief from the HPC is not being requested in this application.

IV. CONCLUSION

For these reasons, we respectfully request approval of this demolition request.

EXHIBIT: LOCATION MAP

LOCATION MAP



EXHIBIT: 3/13/19 Letter from Larry Power

March 13, 2019

John Larsen Southard
Senior Planner-Historic Preservation Officer City of Tempe
31 E. 5th Street Tempe, Arizona 85281

RE: First Congregational Church of Tempe United Church of Christ on the corner of 6th Street and Myrtle

Mr. Southard,

I am the past Moderator of the First Congregational Church of Tempe United Church of Christ on the corner of 6th Street and Myrtle. I am writing on behalf of our congregation to reiterate our support for redevelopment of this property, restate our vision for the land and building, and to provide some context on our decision to sell the property.

We recently sold the property because our congregation had diminished significantly over the years as the general area has changed from a neighborhood to a business population. Our church building no longer serves us and will not serve any religious worship purposes in the future.

Another reason we elected to sell this property is that we saw what was happening in the surrounding area and felt this development activity was making Tempe a better place. Given the central location of our property, we knew that its highest and best use included the removal of the church building in order for a developer to work with the City to create a fantastic project benefitting the community. It was for this reason that the congregation selected Wexford to be the successful purchaser of the property, given Wexford's reputation for quality projects in various places.

Sam Gordon with Wexford Development has shown us plans for the redevelopment of the land which includes demolition of the church. We strongly support this proposal.

It was and remains my congregation's desire that the current church be demolished rather than repurposed or utilized for another use. We have seen other churches be converted into bars or restaurants and we believe non-religious uses would be a disrespectful and unacceptable use of our house of worship. Rather than see our church converted into an undesirable use, we would prefer to see the building demolished and a new project built with its own unique character. While we know some may disagree with this faith-based decision, it's a belief we hold strongly.

We believe the church is best honored by allowing this congregation to be the first and last

in the church building. Any future use should be in a completely new building after demolition of the church building so our church is not disrespected by being allowed to fall into disrepair or utilized for a purpose we find incompatible with our values. We have immensely enjoyed having a presence in downtown Tempe for decades and feel confident that our purpose here has been served.

Our congregation requested the building be designated as a Landmark on Tempe's historic property register in 2000. As successors to the past congregations, our faithful felt it important to celebrate its history and main defining historical characteristics. Those characteristics include the length of time this location was occupied by an active congregation and the contributions many of its faithful made to the City. Celebrating the accomplishments of the congregation and its individual faithful with a historic designation was important while the congregation was actively using the church. As the congregation's numbers fell, we saw the continual occupation of this building ending and that historical characteristic coming to an end. We felt it was time to say goodbye. Removal of the building does not diminish those contributions or the span of time our congregation worshipped at this location. We can celebrate those accomplishments and honor our history in other ways.

It is now time to allow others the opportunity to create their own unique identity on this property that does not misappropriate our church's previous use. We strongly support the demolition of this building, the development of Wexford's proposal, and the beginning of their own historical journey. We also encourage you to support the demolition of the church building and embrace the change it will bring. Thank you for your consideration.

Respectfully,



Larry Power
Past Moderator
First Congregational Church of Tempe

**EXHIBIT: 2/15/01 CITY COUNCIL STAFF
REPORT FOR HPO-2001.03**

**Staff
Summary
Report**



To: Mayor and City Council
Through: City Manager

Agenda Item Number 14
Meeting Date: 02/15/01

SUBJECT: FIRST CONGREGATIONAL CHURCH #HPO-2001.03
PREPARED BY: DeeDee (D²) Kimbrell, Planner I (480-350-8331)
REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

FILE COPY

BRIEF: This is the second public hearing for First Congregational Church for designation as a historic property/landmark at 101 East Sixth Street.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **FIRST CONGREGATIONAL CHURCH** (First Congregational Church, property owner) for designation as a historic property/landmark located at 101 East 6th Street. The following approval is requested from the City of Tempe:

#HPO-2001.03 Designation as a Historic Landmark for the First Congregational Church on approximately .97 net acres at 101 East 6th Street.

Document Name: 20010215devarh06 Supporting Documents: Yes

SUMMARY: The Historic Preservation Commission (HPC) is recommending that the Council designate the First Congregational Church as a Tempe Historic Property / Landmark (and listing on the Tempe Historic Property Register), located at 101 East Sixth Street. The church was established in 1898 and is constructed of masonry and the exterior is covered with cement plaster. The HPC approved the proposal on November 9, 2000 by a 4-0 vote. The Planning Commission approved the historic property/landmark designation by a 7-0 vote on their consent agenda at their meeting on January 9, 2001. City Council held the first public hearing on February 8, 2001. Staff recommends approval. To date, there has been no public input.

RECOMMENDATION: Staff - Approval of designation
HPC - Approval of designation
Planning Commission - Approval of Designation
Public - None to date

- ATTACHMENTS:**
1. List of Attachments
 - 2-3 History & Facts / Description / Comments
 4. Location Map
 5. Historic Designation Nomination Form
 6. HP staff report
 7. Photographs

HISTORY & FACTS:

1889. This church was constructed in 1889 on the southeast corner of Sixth Street and Myrtle Avenue.
- January 09, 2001. Planning Commission voted 7-0, on their consent agenda, to approve the designation of The First Congregational Church as a Historic Property/Landmark
- January 25, 2001. City Council introduced this request.
- February 8, 2001. City Council held the first public hearing.

DESCRIPTION: Owner - First Congregational
Applicant - Ronald Wilson, City of Tempe, Mark Vinson
Total site area - \pm .97 acres

COMMENTS: At their public meeting of November 9, 2000, the Historic Preservation Commission recommended that The First Congregational Church located at 101 East Sixth Street be designated as a Tempe Historic Property - Landmark.

This church was constructed in 1889 on the southeast corner of Sixth Street and Myrtle Avenue. Through the years there have been renovations and additions to the church. The first church building was built in what was known as the "Akron Plan." This style of building was developed in Akron, Ohio and was very popular in the west from 1870 to about 1925. It had a 50 foot high tower - steeple and with a front entrance on 6th Street. There was a seating capacity of 300; the auditorium was 40 x 80 feet (the meeting room was always referred to as the auditorium and never as the sanctuary).

The First Congregation Church of Tempe was dedicated on May 21, 1899. In 1927, a church parlor was added which served as Sunday school rooms, kitchen and dining room, and a general meeting place for social gatherings. The exterior of the building was covered with cement plaster, the walls were strengthened, and cathedral glass was installed in the windows. Sometime between 1928 and 1929 the steeple was removed from the structure. In 1948, a new social hall was built, later named "Prior Hall" in honor of the Reverend Cecil L. Prior (Pastor from 1942-1963). This structure incorporated the existing walls on the east and west side of the building. In addition to the social hall, classrooms were built on the south side of the church, which was referred to as the rear, since the entrance was on 6th Street. In early 1953, a new sanctuary was built using a combination of old brick from the original building joined with new brick. The entrance to the church was moved to the Myrtle Avenue frontage and a new steeple was placed atop the structure. The original bell installed in 1899 was subsequently placed in the 1953 steeple. The bell continues to be rung every Sunday morning. The architect of the 1953 sanctuary, and possibly the 1948 additions, was Kemper Goodwin, FAIA, noted Tempe architect.

Although, there have been numerous renovations to the church, a substantial portion of the existing complex was built prior to 1948, with the sanctuary as the most recent addition in 1953. Despite little evidence of the earlier structures, the 1948 and 1953 portions retain most of their original fabric. Sensitive modifications, including an entry to Prior Hall from the south, were made in the 1990's.

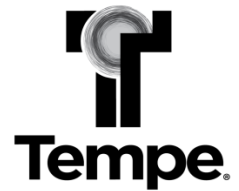
Staff believes The First Congregational Church to be significant, as a landmark, for its presence in Downtown Tempe since 1898. It houses the oldest church congregation on the same site in Tempe. Planning Commission, Historic Preservation Commission, and staff recommend that The First Congregational Church be designated as an official Tempe Historic Landmark. To date, there has been no public input.

HPC ATTACHMENT - APPLICATION FORM

Planning Application

Part 1 of 2

City of Tempe
 Community Development Department
 31 East 5th Street, Garden Level, Tempe, Arizona 85281
 (480) 350-4311 Fax (480) 350-8677
 Planning Fax (480) 350-8872
<http://www.tempe.gov/planning>



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

PROJECT INFORMATION – REQUIRED			
PROJECT NAME	101 E. 6th Street	EXISTING ZONING	CC TOD <input type="checkbox"/>
PROJECT ADDRESS	101 E. 6th Street	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	APPLICATION FOR HPC REVIEW OF DEMOLITION §14A-7 (DEMOLITION AND REMOVAL)	PARCEL No(s)	132-27-078A, -079, -080, -081, and -082 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	101 E. 6th Street, LP (c/o Sender Associates)	ADDRESS	464 S. Farmer Ave., Suite 102
CONTACT NAME	Darin A. Sender	CITY	Tempe
		STATE	Az
		ZIP	85281-0000
EMAIL	darin@senderlaw.com	PHONE 1	(602) 903-0509
		PHONE 2	

I hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE	X	- SEE ATTACHED -	DATE
or attach written statement authorizing the applicant to file the application(s)			

APPLICANT INFORMATION – REQUIRED			
COMPANY / FIRM NAME	Sender Associates, Chtd.	ADDRESS	464 S. Farmer Ave., Suite 102
CONTACT NAME	Darin A. Sender	CITY	Tempe
		STATE	AZ
		ZIP	85281-0000
EMAIL	darin@senderlaw.com	PHONE 1	(602) 903-0509
		PHONE 2	

I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	X	DATE	10/27/2020
---------------------	---	------	------------

BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME		ADDRESS	
CONTACT NAME		CITY	
		STATE	
		ZIP	
TYPE OF BUSINESS		PHONE	
		EMAIL	

<input checked="" type="checkbox"/>	APPLICATION (check all that apply)	QTY	SPECIFIC REQUEST (see <i>planning & zoning fee schedule</i> for types)	FOR CITY USE ONLY (planning record tracking numbers)
<input type="checkbox"/>	A. PRELIMINARY SITE PLAN REVIEW			SPR
<input type="checkbox"/>	B. ADMINISTRATIVE APPLICATIONS			ADM
<input type="checkbox"/>	C. VARIANCES			VAR
<input type="checkbox"/>	D. USE PERMITS / USE PERMIT STANDARDS			ZUP
<input type="checkbox"/>	E. ZONING CODE AMENDMENTS			ZOA ZON
<input type="checkbox"/>	F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD REC
<input type="checkbox"/>	G. SUBDIVISIONS / CONDOMINIUMS			SBD REC
<input type="checkbox"/>	H. DEVELOPMENT PLAN REVIEW			DPR
<input type="checkbox"/>	I. APPEALS			
<input type="checkbox"/>	J. GENERAL PLAN AMENDMENTS			GPA
<input type="checkbox"/>	K. ZONING VERIFICATION LETTERS			ZVL
<input type="checkbox"/>	L. ABATEMENTS			CE CM
TOTAL NUMBER OF APPLICATIONS		0		

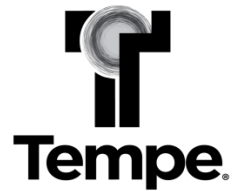
FOR CITY USE ONLY			
DS TRACKING #		FILE THIS APPLICATION WITH CE / CM TRACKING #	DATE RECEIVED (STAMP)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
SPR TRACKING # (if 2 nd or 3 rd submittal, use <i>planning resubmittal form</i>)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

Planning Application

Part 2 of 2

City of Tempe
 Community Development Department
 31 East 5th Street, Garden Level, Tempe, Arizona 85281
 (480) 350-4311 Fax (480) 350-8677
 Planning Fax (480) 350-8872
<http://www.tempe.gov/planning>



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

PROJECT DATA (as applicable)			
GENERAL PLAN PROJECTED LAND USE	Mixed Use	PROPOSED RESIDENTIAL DENSITY (DU/AC)	-TBD-
GENERAL PLAN PROJECTED DENSITY	High-Density Urban Core	# OF UNITS	-TBD-
CURRENT ZONING	CC TOD	# OF BEDROOMS / KEYS (IF HOTEL)	-TBD-
PROPOSED ZONING	CC TOD	TOTAL BUILDING SQUARE FOOTAGE (GROSS)	-TBD-
GROSS ACRES REQUIRED FOR GENERAL PLAN AMENDMENT, PAD & DEVELOPMENT PLAN REVIEW REQUEST <i>(actual property boundaries, excludes existing ROW, i.e. not measured to the 1/2 street or alley)</i>	1.15	TOTAL BUILDING HEIGHT	-TBD-
NET ACRES REQUIRED FOR ZONING AMENDMENT <i>(same as gross unless ROW is to be dedicated)</i>	1.15	LOT COVERAGE (% AND S.F.)	-TBD-
# OF EXISTING LOTS	5	LANDSCAPE AREA (% AND S.F.)	-TBD-
# OF PROPOSED LOTS / CONDO UNITS REQUIRED FOR PLAT	5	TOTAL ONSITE PARKING PROVIDED	-TBD-

Know Your Rights Arizona Revised Statutes (ARS) and Your Request

For additional information on Municipal Regulations see AZ Revised Statutes- Title 9, Chapter 7, Article 4 <https://www.azleg.gov/arstitle/>

9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.
- H. For additional information see ARS 9-831-9-840.

9-836. License application process

A municipality that issues licenses shall provide the following information to an applicant at the time the applicant obtains an application for a license

1. A list of all the steps the applicant is required to take in order to obtain the license.
2. The applicable licensing time frames.
3. The name and telephone number of a municipal contact person who can answer questions or provide assistance throughout the application process.
4. The website address and any other information, if applicable, to allow the regulated person to use electronic communication with the municipality.
5. Notice that an applicant may receive a clarification from the municipality of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement as provided in section 9-839.

LEGAL DESCRIPTION

Lots 6, 7, 8, 9, 10, 11 and 12, Block 11, TEMPE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps, page 26;

EXCEPT the East 1.1 feet of Lot 6.

September 21, 2020

VIA ELECTRONIC SUBMITTAL


Josh Rutherford
City of Tempe
Development Project Coordinator
31 E. 5th Street
Tempe, Arizona 85281

John Southard
City of Tempe
Historic Preservation Officer
31 E. 5th Street
Tempe, Arizona 85281

RE: Letter of Authorization. Building Safety Demolition Permit application and Historic Preservation Demolition Permit request. 101 East 6th Street (APN's 132-27-078A, -079, -080, -081, -082, & -083).

Dear Mr. Rutherford and Mr. Southard,

As owner of the above property, I hereby authorize representatives of Sender Associates, Chtd. and their affiliates to file and process any and all applications with the City of Tempe pertaining to the development of the above property, including, but not limited to, any demolition permit applications submitted with the Building Safety Department and Historic Preservation Department.

By: 

101 E 6th Street, LP

By: Sam Gordon

Its: Vice President

Date: September 21, 2020

HPC ATTACHMENT - PHOTOS

Application For HPC Review Of Demolition - Photos Exhibit
101 E. 6th Street















































Permit Parking Only
24 Hours 7 Days a Week
Violators will be towed
Permit Parking Only

MAINTENANCE
CAUTION
WASTE



Tempo
NO PARKING

Permit Parking Only
24 Hours/7 Days a Week
Violators will be towed
Permit Parking Only







**HPC ATTACHMENT - PRELIMINARY PLAN OF
REDEVELOPMENT**

**CONCEPTUAL SITE PLAN,
CONCEPTUAL FLOOR PLANS, AND
CONCEPTUAL ELEVATIONS**

WEXFORD

DEVELOPMENTS



RSP

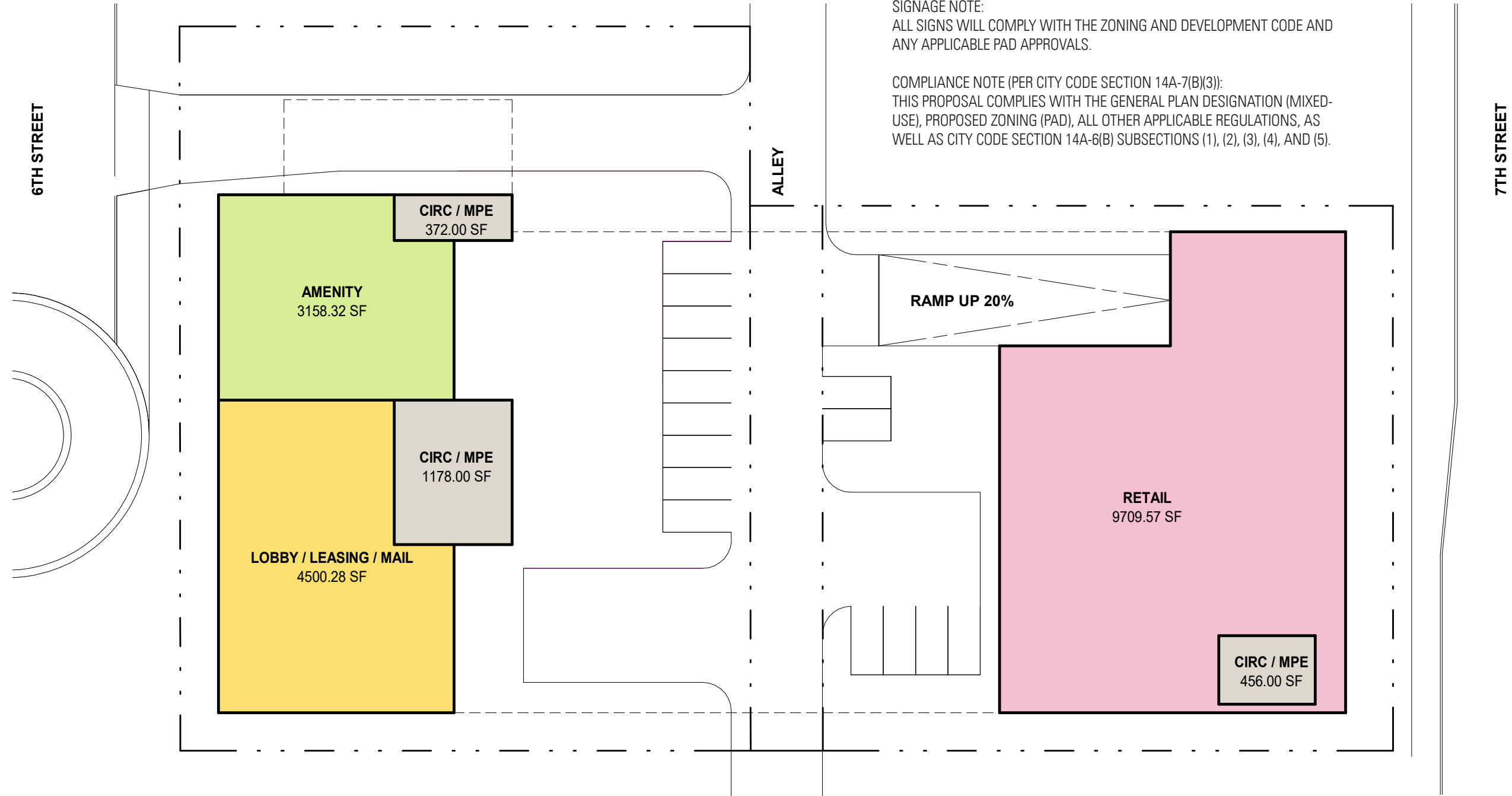
101 EAST 6TH STREET

RSP CONCEPT GROUND FLOOR PLAN

350 UNITS TOTAL
290 CARS
400,000 GSF

SIGNAGE NOTE:
ALL SIGNS WILL COMPLY WITH THE ZONING AND DEVELOPMENT CODE AND ANY APPLICABLE PAD APPROVALS.

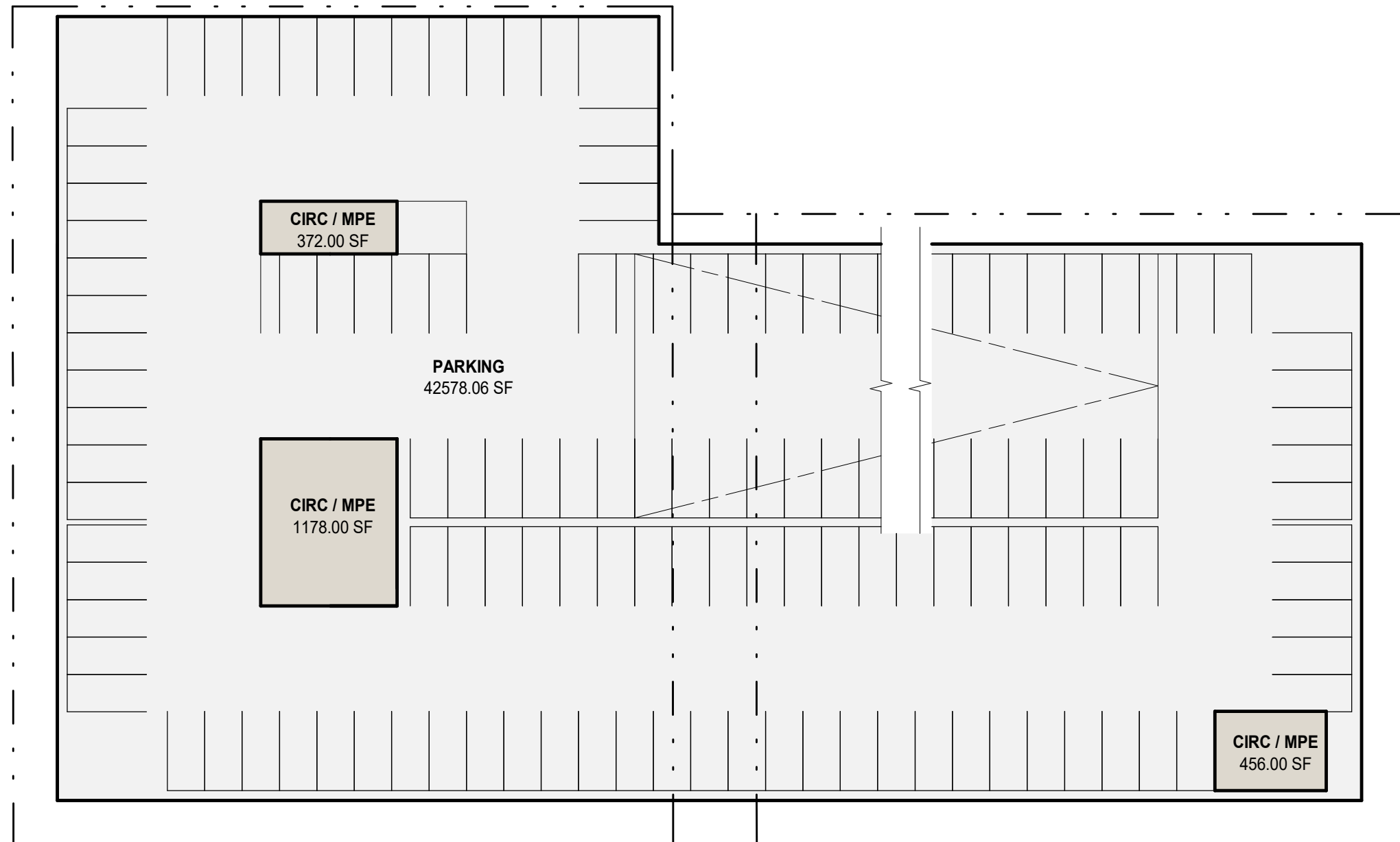
COMPLIANCE NOTE (PER CITY CODE SECTION 14A-7(B)(3)):
THIS PROPOSAL COMPLIES WITH THE GENERAL PLAN DESIGNATION (MIXED-USE), PROPOSED ZONING (PAD), ALL OTHER APPLICABLE REGULATIONS, AS WELL AS CITY CODE SECTION 14A-6(B) SUBSECTIONS (1), (2), (3), (4), AND (5).



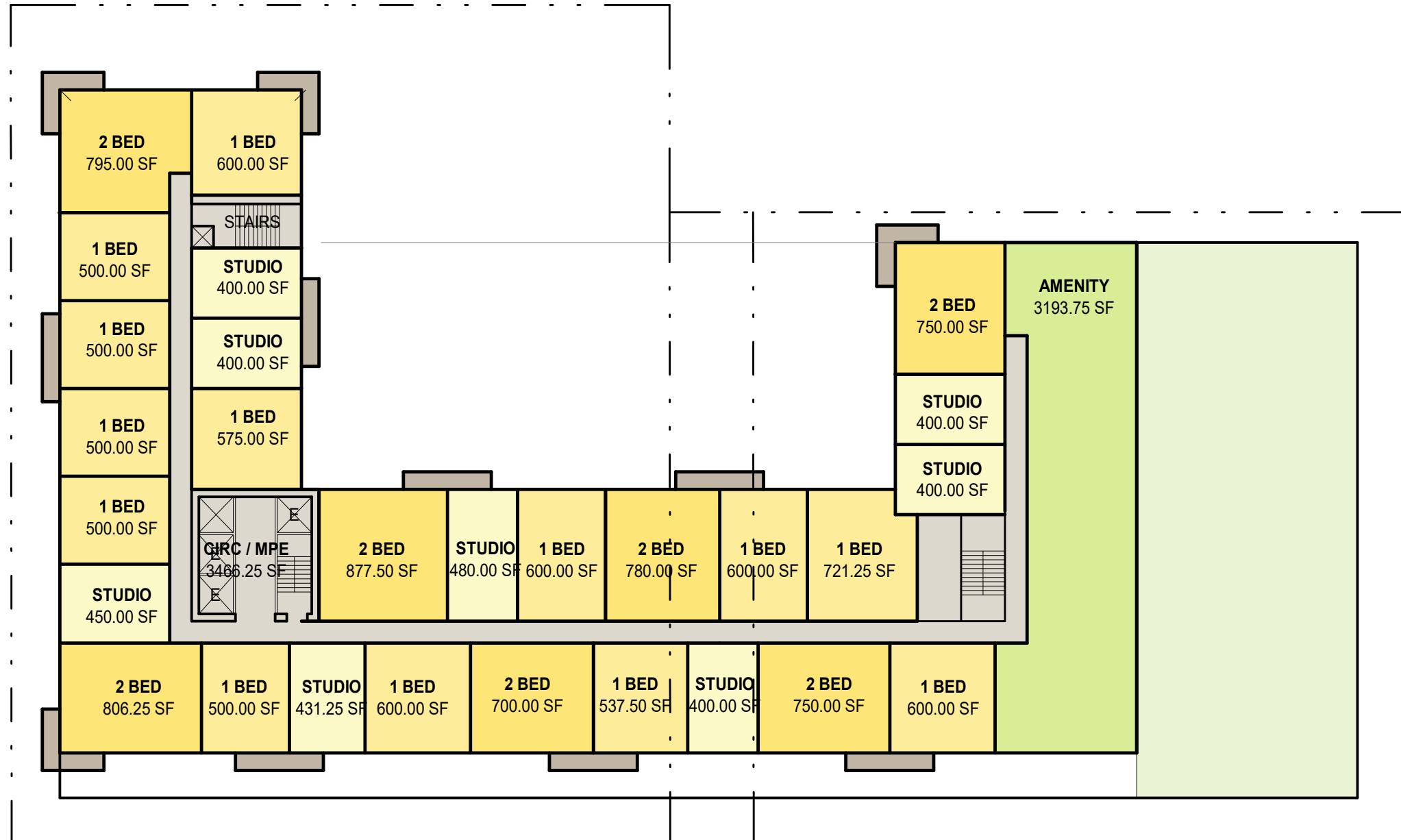
RSP CONCEPT LEVEL 2 PLAN



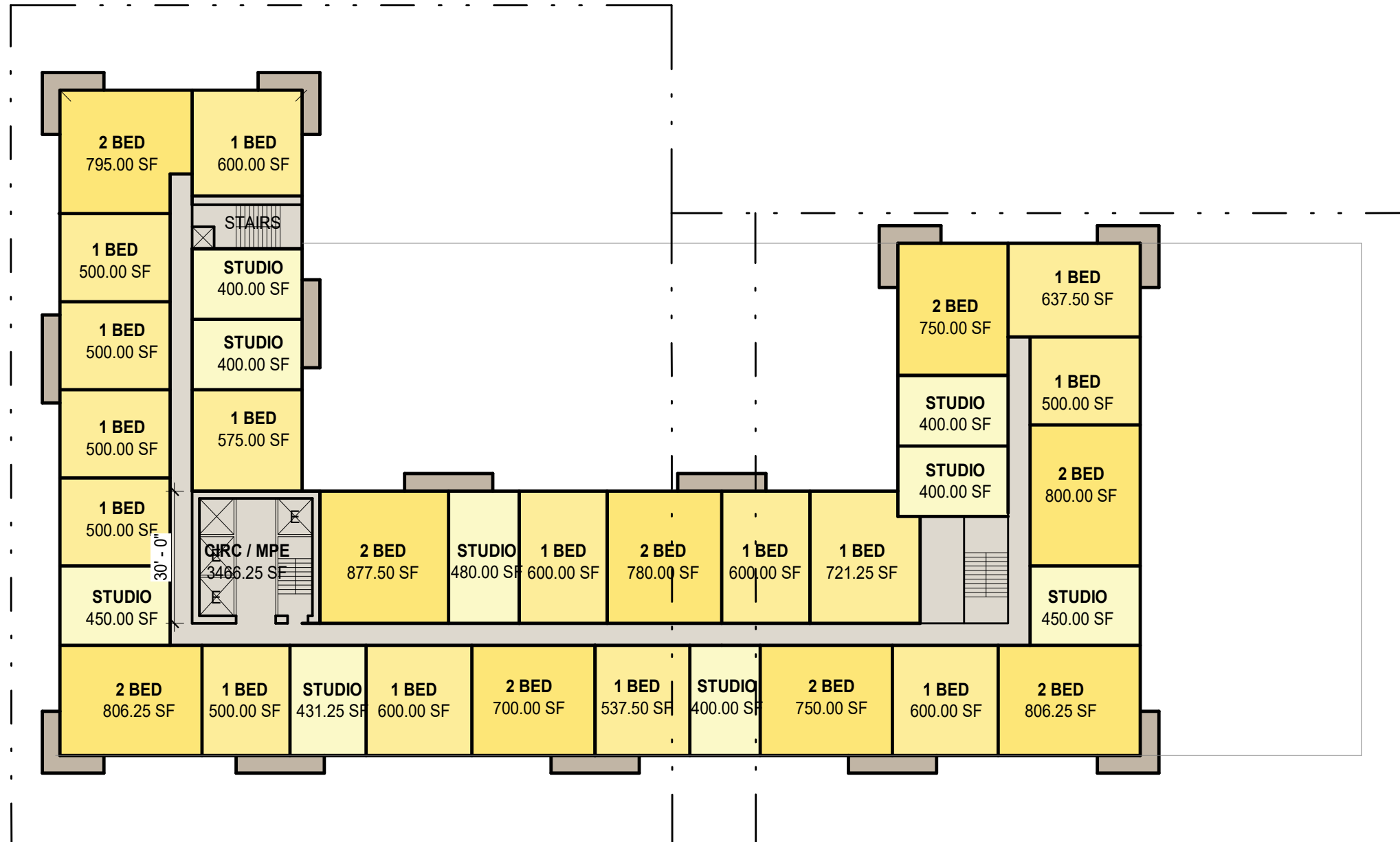
RSP CONCEPT LEVEL 3-4 PLAN



RSP CONCEPT LEVEL 5 PLAN



RSP CONCEPT LEVEL 6-15 PLAN

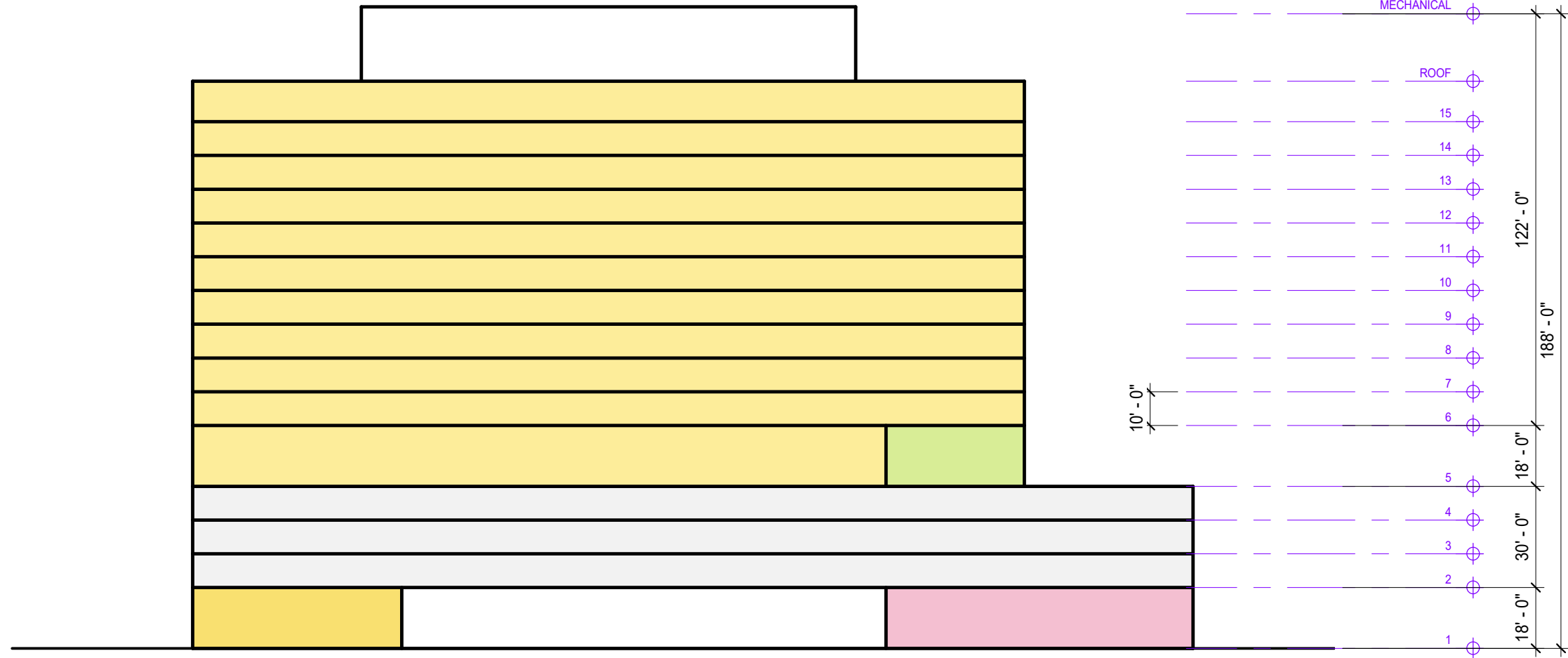


RSP CONCEPT ELEVATION DIAGRAM

EXTERIOR MATERIALS

- GLASS
- METAL PANELS
- EIFS

*ALL MATERIALS SUBJECT TO CHANGE



Attachment B

City of Tempe
PO Box 5002
31 East Fifth Street
Tempe, AZ 85280
480 950 4872 (FAX)



The Tempe Way Our Mission: Create a high quality environment for all who live, work and play. Our Values: Focus, Integrity, Respect, Openness, Creativity, Service.

Development Services
Department

480-350-8331 (Phone)

February 16, 2001

Ronald Wilson
First Congregational Church
101 East Sixth Street
Tempe, Az 85281

FILE COPY

Re: #HPO-2001.03

Dear Mr. Wilson,

At their regular meeting of February 15, 2001 the City Council approved the request by **FIRST CONGREGATIONAL CHURCH** (First Congregational Church, property owner) for designation as a historic property located at 101 East 6th Street. The following approval is requested from the City of Tempe

#HPO-2001.03 Designation as a Historic Property for the First Congregational Church on approximately .97 net acres at 101 East 6th Street

Sincerely,

Fred Brittingham

Fred Brittingham, AICP
Planning Director

FB:jrh

cc: File
Traffic Engineer

City of Tempe
P.O. Box 5002
31 East Fifth Street
Tempe, AZ 85280
480-350-8112 (FAX)



The Tempe Way Our Mission To have Tempe the best place to work, live & play. Our Values People, Integrity, Respect, Openness, Creativity, Quality.

Development Services
Department
480-350-8331 (Phone)

February 13, 2001

FILE COPY

Ronald Wilson
First Congregational Church
101 East Sixth Street
Tempe, Az 85281

Re: #HPO-2001.03

Dear Mr. Wilson:

At their regular meeting of February 8, 2001, the City Council held its first public hearing and gathered public input on the request by **FIRST CONGREGATIONAL CHURCH** (First Congregational Church, property owner) for designation as a historic property located at 101 East 6th Street. The following approval is requested from the City of Tempe:

#HPO-2001.03 Designation as a Historic Property for the First Congregational Church on approximately .97 net acres at 101 East 6th Street.

The next public hearing will be on February 15, 2001 at 7:30 p.m. at the Council Chambers, 31 E. Fifth Street. Please plan to attend this meeting.

Sincerely,


Terry L. Mullins
Deputy Director

TLM:jrh

cc: File
Traffic Engineer

City of Tempe
P.O. Box 5002
31 East Fifth Street
Tempe, AZ 85280
602-350-6872 (FAX)



The Tempe Way **Our Mission** To have Tempe be a place that is **Safe** **Thriving** **Respectful** **Openness** **Quality** **Value** **People** **Progress** **Respect** **Openness** **Quality** **Value**

Development Services
Department
480-350-8331 (Phone)

January 26, 2001

Ronald Wilson
First Congregational Church
101 East Sixth Street
Tempe, Az 85281

Re: #HPO-2001.03

Dear Mr. Wilson:

At their regular meeting of January 25, 2001, the City Council introduced the request by **FIRST CONGREGATIONAL CHURCH** (First Congregational Church, property owner) for designation as a historic property located at 101 East 6th Street. The following approval is requested from the City of Tempe

#HPO-2001.03 Designation as a Historic Property for the First Congregational Church on approximately .97 net acres at 101 East 6th Street

The City Council has scheduled public hearings for February 8 and February 15, 2001 at 7:30 p.m. at the Council Chambers, 31 E. Fifth Street. Please plan to attend these meetings.

Sincerely,


Terry L. Mullins
Deputy Director

TLM/jrh

cc: File
Traffic Engineer

City of Tempe
P.O. Box 5002
31 East Fifth Street
Tempe, AZ 85289
480-350-9872 (FAX)



The Tempe Way Our Mission Our Vision Our Values Our History Our People Our Services Our Contact

Development Services
Department
480-350-3111 (Phone)

January 10, 2001

Ronald Wilson
First Congregational Church
101 East Sixth Street
Tempe, Az 85281

Re: #HPO-2001.03

Dear Mr. Wilson:

At their regular meeting of January 9, 2001, the Planning & Zoning Commission approved the request by **FIRST CONGREGATIONAL CHURCH** (First Congregational Church, property owner) for designation as a historic property located at 101 East 6th Street. The following approval is requested from the City of Tempe:

#HPO-2001.03 Designation as a Historic Property for the First Congregational Church on approximately .97 net acres at 101 East 6th Street

The City Council will schedule public hearings for February 8 and February 15, 2001 at 7:30 p.m. at the Council Chambers, 31 E. Fifth Street. Please plan to attend these meetings.

Sincerely,

Fred Brittingham
for Terry I. Mullins
Deputy Director

TLM:jrh

cc: File
Traffic Engineer

FILE COPY

PLANNED DEVELOPMENT (0406) Hold a public hearing for **FIRST CONGREGATIONAL CHURCH** (First Congregational Church, property owner) for designation as a historic property located at 101 East 6th Street. The following approval is requested from the City of Tempe:

#HPO-2001.03 Designation as a Historic Property for the First Congregational Church on approximately .97 net acres at 101 East 6th Street.

PLANNED DEVELOPMENT (0406) Request by **MACH 1** (Mark Entzminger, CEO/President, property owner) for a Final Subdivision Plat located at 1530 West Broadway Road. The following approval is requested from the City of Tempe:

#SBD-2001.01 A Final Subdivision Plat combining two lots into one lot on 1.94 net acres at 1530 West Broadway Road

The approval was subject to the following conditions:

FILE COPY

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include
 - (1) Water and sewer development fees
 - (2) Water and/or sewer participation charges
 - (3) Inspection and testing fees
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat
2. a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with the code of the City of Tempe - Section 25.120.

**Staff
Summary
Report**



To: Mayor and City Council
Through: City Manager

Agenda Item Number 14
Meeting Date: 02/15/01

SUBJECT: FIRST CONGREGATIONAL CHURCH #HPO-2001.03
PREPARED BY: DeeDee (D²) Kimbrell, Planner I (480-350-8331)
REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

FILE COPY

BRIEF: This is the second public hearing for First Congregational Church for designation as a historic property/landmark at 101 East Sixth Street.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **FIRST CONGREGATIONAL CHURCH** (First Congregational Church, property owner) for designation as a historic property/landmark located at 101 East 6th Street. The following approval is requested from the City of Tempe:

#HPO-2001.03 Designation as a Historic Landmark for the First Congregational Church on approximately .97 net acres at 101 East 6th Street.

Document Name: 20010215devarh06 Supporting Documents: Yes

SUMMARY: The Historic Preservation Commission (HPC) is recommending that the Council designate the First Congregational Church as a Tempe Historic Property / Landmark (and listing on the Tempe Historic Property Register), located at 101 East Sixth Street. The church was established in 1898 and is constructed of masonry and the exterior is covered with cement plaster. The HPC approved the proposal on November 9, 2000 by a 4-0 vote. The Planning Commission approved the historic property/landmark designation by a 7-0 vote on their consent agenda at their meeting on January 9, 2001. City Council held the first public hearing on February 8, 2001. Staff recommends approval. To date, there has been no public input.

RECOMMENDATION: Staff - Approval of designation
HPC - Approval of designation
Planning Commission - Approval of Designation
Public - None to date

- ATTACHMENTS:**
1. List of Attachments
 - 2-3 History & Facts / Description / Comments
 4. Location Map
 5. Historic Designation Nomination Form
 6. HP staff report
 7. Photographs

HISTORY & FACTS:

1889. This church was constructed in 1889 on the southeast corner of Sixth Street and Myrtle Avenue.
- January 09, 2001. Planning Commission voted 7-0, on their consent agenda, to approve the designation of The First Congregational Church as a Historic Property/Landmark
- January 25, 2001. City Council introduced this request.
- February 8, 2001. City Council held the first public hearing.

DESCRIPTION: Owner - First Congregational
Applicant - Ronald Wilson, City of Tempe, Mark Vinson
Total site area - \pm .97 acres

COMMENTS: At their public meeting of November 9, 2000, the Historic Preservation Commission recommended that The First Congregational Church located at 101 East Sixth Street be designated as a Tempe Historic Property - Landmark.

This church was constructed in 1889 on the southeast corner of Sixth Street and Myrtle Avenue. Through the years there have been renovations and additions to the church. The first church building was built in what was known as the "Akron Plan." This style of building was developed in Akron, Ohio and was very popular in the west from 1870 to about 1925. It had a 50 foot high tower - steeple and with a front entrance on 6th Street. There was a seating capacity of 300; the auditorium was 40 x 80 feet (the meeting room was always referred to as the auditorium and never as the sanctuary).

The First Congregation Church of Tempe was dedicated on May 21, 1899. In 1927, a church parlor was added which served as Sunday school rooms, kitchen and dining room, and a general meeting place for social gatherings. The exterior of the building was covered with cement plaster, the walls were strengthened, and cathedral glass was installed in the windows. Sometime between 1928 and 1929 the steeple was removed from the structure. In 1948, a new social hall was built, later named "Prior Hall" in honor of the Reverend Cecil L. Prior (Pastor from 1942-1963). This structure incorporated the existing walls on the east and west side of the building. In addition to the social hall, classrooms were built on the south side of the church, which was referred to as the rear, since the entrance was on 6th Street. In early 1953, a new sanctuary was built using a combination of old brick from the original building joined with new brick. The entrance to the church was moved to the Myrtle Avenue frontage and a new steeple was placed atop the structure. The original bell installed in 1899 was subsequently placed in the 1953 steeple. The bell continues to be rung every Sunday morning. The architect of the 1953 sanctuary, and possibly the 1948 additions, was Kemper Goodwin, FAIA, noted Tempe architect.

Although, there have been numerous renovations to the church, a substantial portion of the existing complex was built prior to 1948, with the sanctuary as the most recent addition in 1953. Despite little evidence of the earlier structures, the 1948 and 1953 portions retain most of their original fabric. Sensitive modifications, including an entry to Prior Hall from the south, were made in the 1990's.

Staff believes The First Congregational Church to be significant, as a landmark, for its presence in Downtown Tempe since 1898. It houses the oldest church congregation on the same site in Tempe. Planning Commission, Historic Preservation Commission, and staff recommend that The First Congregational Church be designated as an official Tempe Historic Landmark. To date, there has been no public input.

**Staff
Summary
Report**



To: Mayor and City Council
Through: City Manager

Agenda Item Number 26
Meeting Date: 02/08/01

SUBJECT: FIRST CONGREGATIONAL CHURCH #HPO-2001.03

PREPARED BY: DeeDee (D⁺) Kimbrell, Planner I (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

FILE CC

BRIEF: This is the first public hearing for First Congregational Church for designation as a historic property/landmark at 101 East Sixth Street.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **FIRST CONGREGATIONAL CHURCH** (First Congregational Church, property owner) for designation as a historic property/landmark located at 101 East 6th Street. The following approval is requested from the City of Tempe:

#HPO-2001.03 Designation as a Historic Landmark for the First Congregational Church on approximately .97 net acres at 101 East 6th Street.

Document Name: 20010208devsrh04 Supporting Documents: Yes

SUMMARY: The Historic Preservation Commission (HPC) is recommending that the Council designate the First Congregational Church as a Tempe Historic Property Landmark (and listing on the Tempe Historic Property Register), located at 101 East Sixth Street. The church was established in 1898 and is constructed of masonry and the exterior is covered with cement plaster. The HPC approved the proposal on November 9, 2000 by a 4-0 vote. The Planning Commission approved the historic property landmark designation by a 7-0 vote on their consent agenda at their meeting on January 9, 2001. To date, there has been no public input.

RECOMMENDATION: Staff - Approval of designation
HPC - Approval of designation
Planning Commission - Approval of Designation
Public - None to date

- ATTACHMENTS:**
1. List of Attachments
 - 2-3 History & Facts / Description / Comments
 4. Location Map
 5. Historic Designation Nomination Form
 6. HP staff report
 7. Photographs

HISTORY & FACTS:

- 1889 This church was constructed in 1889 on the southeast corner of Sixth Street and Myrtle Avenue.
- January 09, 2001 Planning Commission voted 7-0, on their consent agenda, to approve the designation of The First Congregational Church as a Historic Property/Landmark.
- January 25, 2001 City Council introduced this request.

DESCRIPTION: Owner - First Congregational
Applicant - Ronald Wilson, City of Tempe, Mark Vinson
Total site area - ± .97 acres

COMMENTS: At their public meeting of November 9, 2000, the Historic Preservation Commission recommended that The First Congregational Church located at 101 East Sixth Street be designated as a Tempe Historic Property - Landmark.

This church was constructed in 1889 on the southeast corner of Sixth Street and Myrtle Avenue. Through the years there have been renovations and additions to the church. The first church building was built in what was known as the "Akron Plan." This style of building was developed in Akron, Ohio and was very popular in the west from 1870 to about 1925. It had a 50 foot high tower / steeple and with a front entrance on 6th Street. There was a seating capacity of 300; the auditorium was 40 x 80 feet (the meeting room was always referred to as the auditorium and never as the sanctuary).

The First Congregation Church of Tempe was dedicated on May 21, 1899. In 1927, a church parlor was added which served as Sunday school rooms, kitchen and dining room, and a general meeting place for social gatherings. The exterior of the building was covered with cement plaster, the walls were strengthened, and cathedral glass was installed in the windows. Sometime between 1928 and 1929 the steeple was removed from the structure. In 1948, a new social hall was built, later named "Prior Hall" in honor of the Reverend Cecil L. Prior (Pastor from 1942-1963). This structure incorporated the existing walls on the east and west side of the building. In addition to the social hall, classrooms were built on the south side of the church, which was referred to as the rear, since the entrance was on 6th Street. In early 1953, a new sanctuary was built using a combination of old brick from the original building joined with new brick. The entrance to the church was moved to the Myrtle Avenue frontage and a new steeple was placed atop the structure. The original bell installed in 1899 was subsequently placed in the 1953 steeple. The bell continues to be rung every Sunday morning. The architect of the 1953 sanctuary, and possibly the 1948 additions, was Kemper Goodwin, FAIA, noted Tempe architect.

Although, there have been numerous renovations to the church, a substantial portion of the existing complex was built prior to 1948, with the sanctuary as the most recent addition in 1953. Despite little evidence of the earlier structures, the 1948 and 1953 portions retain most of their original fabric. Sensitive modifications, including an entry to Prior Hall from the south, were made in the 1990's.

Staff believes The First Congregational Church to be significant, as a landmark, for its presence in Downtown Tempe since 1898. It houses the oldest church congregation on the same site in Tempe. Planning Commission, Historic Preservation Commission, and staff recommend that The First Congregational Church be designated as an official Tempe Historic Landmark. To date, there has been no public input.

**Staff
Summary
Report**



**To: Planning & Zoning Commission
Through: Development Services Manager**

**Agenda Item Number 5
Meeting Date: 01/09/01**

SUBJECT: FIRST CONGREGATIONAL CHURCH #HPO-2001.03

PREPARED BY: DeeDee (D²) Kimbrell, Planner I (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

FILE COPY

BRIEF: This is a public hearing for First Congregational Church for designation as a historic property at 101 East Sixth Street.

COMMENTS: PLANNED DEVELOPMENT (0406) Hold a public hearing for **FIRST CONGREGATIONAL CHURCH** (First Congregational Church, property owner) for designation as a historic property located at 101 East 6th Street. The following approval is requested from the City of Tempe:

#HPO-2001.03 Designation as a Historic Property for the First Congregational Church on approximately .97 net acres at 101 East 6th Street.

SUMMARY: The Historic Preservation Commission (HPC) is recommending that the Council designate the First Congregational Church as a Tempe Historic Property - Landmark (and listing on the Tempe Historic Property Register), located at 101 East Sixth Street. The church was established in 1898 and is constructed of masonry and the exterior is covered with cement plaster. The HPC approved the proposal on November 9, 2000 by a 4-0 vote. To date, there has been no input from the public.

RECOMMENDATION: Staff - Approval of designation
HPC - Approval of designation
Public - None to date

ATTACHMENTS:

1. List of Attachments
2. History & Facts / Description / Comments
3. Location Map
4. Historic Designation Nomination Form
5. HP staff report
6. Photographs

HISTORY & FACTS: This church was constructed in 1889 on the southeast corner of Sixth Street and Myrtle Avenue.

DESCRIPTION: Owner - First Congregational
Applicant - Ronald Wilson, City of Tempe, Mark Vinson
Total site area - ± .97 acres

COMMENTS: At their public meeting of November 9, 2000, the Historic Preservation Commission recommended that The First Congregational Church located at 101 East Sixth Street be designated as a Tempe Historic Property - Landmark.

This church was constructed in 1889 on the southeast corner of Sixth Street and Myrtle Avenue. Through the years there have been renovations and additions to the church. The first church building was built in what was known as the "Akron Plan." This style of building was developed in Akron, Ohio and was very popular in the west from 1870 to about 1925. It had a 50 foot high tower / steeple and with a front entrance on 6th Street. There was a seating capacity of 300; the auditorium was 40 x 80 feet (the meeting room was always referred to as the auditorium and never as the sanctuary).

The First Congregation Church of Tempe was dedicated on May 21, 1899. In 1927, a church parlor was added which served as Sunday school rooms, kitchen and dining room, and a general meeting place for social gatherings. The exterior of the building was covered with cement plaster, the walls were strengthened, and cathedral glass was installed in the windows. Sometime between 1928 and 1929 the steeple was removed from the structure. In 1948, a new social hall was built, later named "Prior Hall" in honor of the Reverend Cecil L. Prior (Pastor from 1942-1963). This structure incorporated the existing walls on the east and west side of the building. In addition to the social hall, classrooms were built on the south side of the church, which was referred to as the rear, since the entrance was on 6th Street. In early 1953, a new sanctuary was built using a combination of old brick from the original building joined with new brick. The entrance to the church was moved to the Myrtle Avenue frontage and a new steeple was placed atop the structure. The original bell installed in 1899 was subsequently placed in the 1953 steeple. The bell continues to be rung every Sunday morning. The architect of the 1953 sanctuary, and possibly the 1948 additions, was Kemper Goodwin, FAIA, noted Tempe architect.

Although, there have been numerous renovations to the church, a substantial portion of the existing complex was built prior to 1948, with the sanctuary as the most recent addition in 1953. Despite little evidence of the earlier structures, the 1948 and 1953 portions retain most of their original fabric. Sensitive modifications, including an entry to Prior Hall from the south, were made in the 1990's.

Staff believes The First Congregational Church to be significant, as a landmark, for its presence in Downtown Tempe since 1898. It houses the oldest church congregation on the same site in Tempe. Therefore, the HPC and staff recommend that The First Congregational Church be designated as an official Tempe Historic Property - Landmark. To date, there has been no public input.

Staff Report

to the Historic Preservation Commission (HPC)

By: Sherri Lesser, Planner II

Thru: Mark Vinson, Historic Preservation Officer (HPO)

Meeting Date: 9 November 2000

Agenda Item #: III

DSD Project Review #: HPO-2000.60 — HPO-2001.03

Re: **REDESIGNED 2001 NUMBER FOR PROCESSING AT COMMISSION**
Historic Landmark Property Designation: The First Congregational
Church 101 East Sixth Street

Background/Status

An application (see attached) for the designation of the above-referenced property as a Tempe Historic "Landmark" Property (and listing on the Tempe Historic Property Register) was submitted by the property owner, First Congregational Church, C. Ronald Wilson, Pastor. The application has been reviewed by the Historic Preservation Officer and all requirements for notification, posting and advertisement, as set forth in Chapter 14A "Historic Preservation" of the Tempe City Code, have been met and a public hearing set. The present function of the property is a church. The property is currently zoned CCD, Central Commercial District, and is identified as "mixed-use" in General Plan 2020. The Southeast Quadrant Plan and the Downtown Redevelopment Concept Plan 2020 call for the present church complex to be preserved, with potential alterations to the parking areas.

History

The original First Congregational Church was built in 1899 on the southeast corner of Sixth Street and Myrtle Ave. Through the years there have been renovations and additions to the church. The first church building was built in what was known as the "Akron Plan." This style of building was developed in Akron, Ohio and was very popular in the west from 1870 to about 1925. It had a 50 foot high tower/steeple and with a front entrance on 6th Street. There was a seating capacity of 300; the auditorium was 40 x 80 feet (the meeting room was always referred to as the auditorium and never as the sanctuary). The First Congregational Church of Tempe was dedicated on May 21, 1899. In 1927, a church parlor was added which served as Sunday school rooms, kitchen and dining room, and a general meeting place for social gatherings. The exterior of the building was covered with cement plaster, the walls were strengthened, and cathedral glass was installed in the windows. Sometime between 1928 and 1929 the steeple was removed from the structure. In 1948, a new social hall was built, later named "Prior Hall" in honor of the Reverend Cecil L. Prior (Pastor from 1942-1963). This structure incorporated the existing walls on the east and west side of the building. In addition to the social hall, classrooms were built on the south side of the church, which was referred to as the rear, since the entrance

was on 6th Street. In early 1953, a new sanctuary was built using a combination of old brick from the original building joined with new brick. The entrance to the church was moved to the Myrtle Avenue frontage and a new steeple was placed atop the structure. The original bell installed in 1899 was subsequently placed in the 1953 steeple. The bell continues to be rung every Sunday morning. The architect of the 1953 sanctuary, and possibly the 1948 additions, was Kemper Goodwin, FAIA, noted Tempe architect. Kemper, with his son, Michael, was also the architect of Tempe City Hall.

Context

The First Congregational Church of Tempe has occupied the southeast corner of 6th and Myrtle since 1899. It has been a downtown landmark over the last century. There have been many changes to surrounding area since the original construction. The Tempe City Hall Pyramid was built in 1970 across the street to the north and the Islamic Cultural Center was built immediately to the east in the 1980's. By far the change with the most impact is the Brickyard/Orchid House redevelopment project, now under construction across Myrtle Ave. to the west.

Integrity

Although, there have been numerous renovations to the church, a substantial portion of the existing complex was built prior to 1948, with the sanctuary as the most recent addition in 1953. Although there is little evidence of the earlier structures, the 1948 and 1953 portions retain most of their original fabric. Sensitive modifications, including an entry to Prior Hall from the south, were made in the 1990's.

Significance

The First Congregational Church is significant, as a landmark, for its presence in Downtown Tempe since 1899. It houses the oldest church congregation on the same site in Tempe. The founding members of the church are associated with significant events in the history of Tempe. The founders were a group of Congregationalists from Kansas also known as the "Kansas Colony". The "Colony" included the families of Rev. and Mrs. Kloss, D.G. Buck, F.A. Hough, Col. J.E. Price, John Van Tuyl, and W.S. White. The Rev. and Mrs. Kloss were the first to arrive in Tempe in 1891. Rev. Kloss was on the Board of the Arizona Territorial Normal School (now ASU) from 1894 to 1897. He was president of the board during the building of "Old Main" and served as a director of the Tempe Irrigating Canal Company. He was an essential player in the irrigation of early Tempe. In addition to the founding members, the church congregation has included other prominent Tempe/Arizona citizens, including Professors Payne, Burkhard, Clark, Felton, and Dr. Grady Gammage from the Arizona State College. In 1954, at the dedication ceremony of the present sanctuary, the Honorable Howard Pyle, Governor of Arizona, was a guest speaker.

The subject property appears to meet the following criteria for designation, as found in section 14A-4 (a) of the Tempe City Code.

1. It will meet the criteria listing on the Arizona or National Register of Historic Places in 2003;

- 2a. It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - It is reflective of the city's cultural, social, political or event significant in local, state or national history.
 - It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature.
3. If it has achieved significance within the past fifty years, it shall be considered eligible for designation as a landmark if it is an integral and critical part of an historic district or demonstrates exceptional individual importance by otherwise meeting or exceeding the criteria specified in paragraphs (1) or (2) of this subsection above. At such time as a landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property.

Recommendation(s):

Historic Preservation staff recommends that the Historic Preservation Commission approve the nomination and recommend to the Planning and Zoning Commission and City Council that the property be designated as a Tempe Historic Property, under the landmark provision.

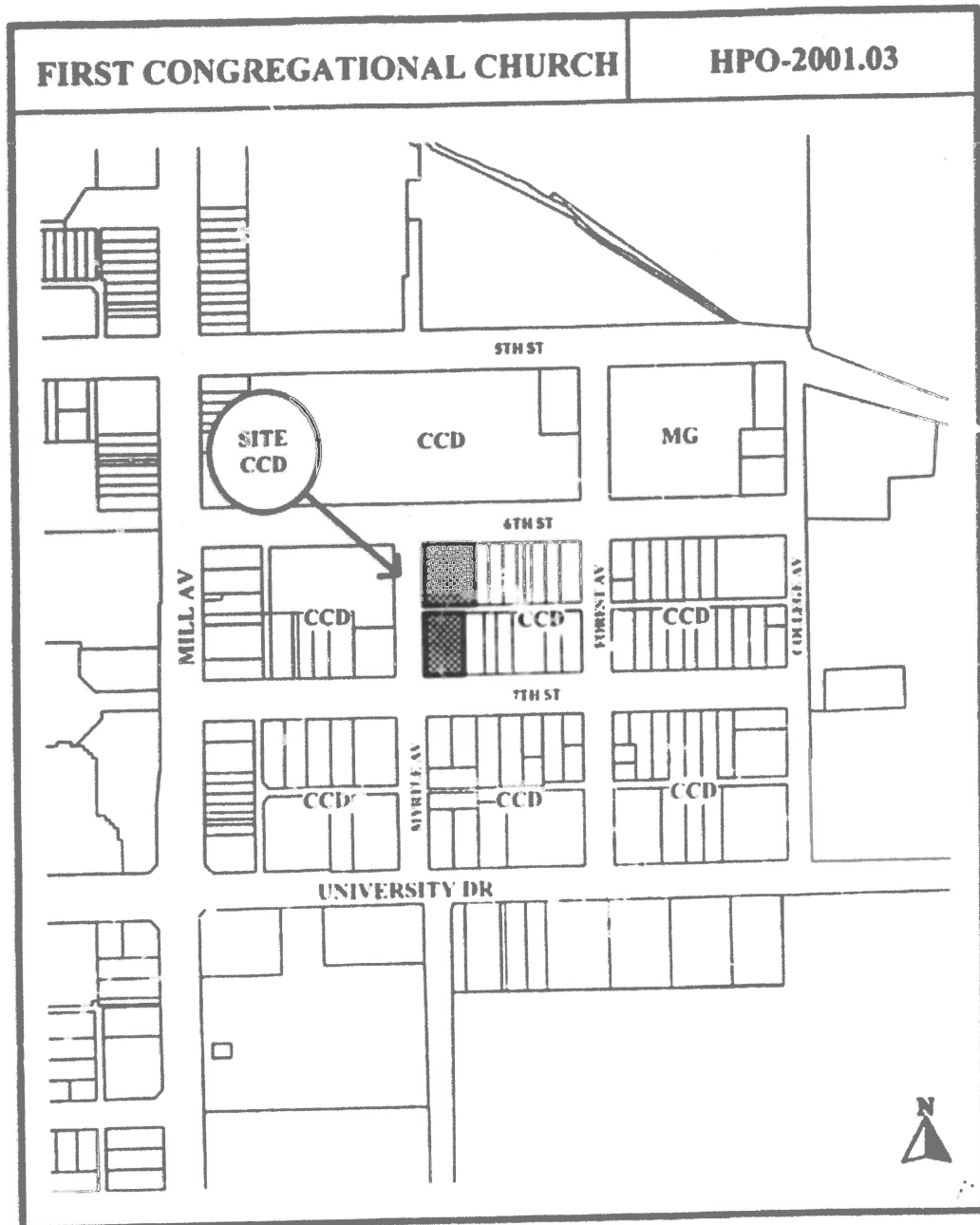
Note: Per Chapter 14-A of the Tempe City Code, the application, if approved by HPC, will be forwarded to the Planning and Zoning Commission (PZC) for public hearing and action.

references: Tempe Multiple Resource Update, March 1997
Church History Book

attachments: application
vicinity map
site plan
photographs

FIRST CONGREGATIONAL CHURCH

HPO-2001.03



Location Map SEE OTHER SIDE FOR MORE INFORMATION



HISTORIC DESIGNATION NOMINATION FORM

Historic Preservation Office
 City of Tempe
 Development Services Department
 P.O. Box 5222
 Tempe, Arizona 85281
 (480) 838-8224 / 8379-144
 www.tempe.gov / historicpres



Present, Common Name	Proposed Name
First Congregational Church of Tempe	
Property Location (Address or Boundaries)	
101 East Sixth Street Tempe, AZ 85281	
Historic Name	
First Congregational Church	
Date of Construction / Source of Date	
1898-1956	

For Sale Only

Received: 22 SEPT 2000 / 6th HPO-2000-100

DSD#: HPO # 2000-100

Hearings/Approvals:

NPC: 9 NOV 99

F&Z: _____

Council: _____

RECEIVED 2001 NUMBER 1 OF 1000

Legal Description (Subdivision Name, Lot and Block)

Assessor's Tax Parcel Number(s)

Existing Historic Designation (check if any)

National Register (Date Listed) State Register (Date Listed) Tempe Survey # _____

Present Function or Use

Church

Summary of Historic Function or Use (please continue on additional sheet if necessary)

First Congregational Church has been in continuous use as a church in Downtown Tempe since 1892

Statement of Significance (refer to Designation Criteria in Historic Preservation Ordinance)

First Congregational Church has been on the corner of Sixth and Myrtle since 1898.

Classification (check one)

Property (Building or Structure) Archaeological Site District Landmark

Ownership Information

First Congregational Church

Owner Name

Tempe, AZ 85281

Address

101 East Sixth Street

City State Zip

480 967-2275

Phone

Charles W. Deane

Signature Date

Applicant Information (if different from ownership)

First Congregational Church

Owner Name

101 East Sixth Street

Address

Tempe, AZ 85281

City State Zip

480 967-2275

Phone

Signature Date

A CHECKLIST OF ADDITIONAL INFORMATION NECESSARY FOR NOMINATION IS INCLUDED ON THE BACK OF THIS APPLICATION FORM. PLEASE INCLUDE THESE ITEMS WITH THE NOMINATION FORM.

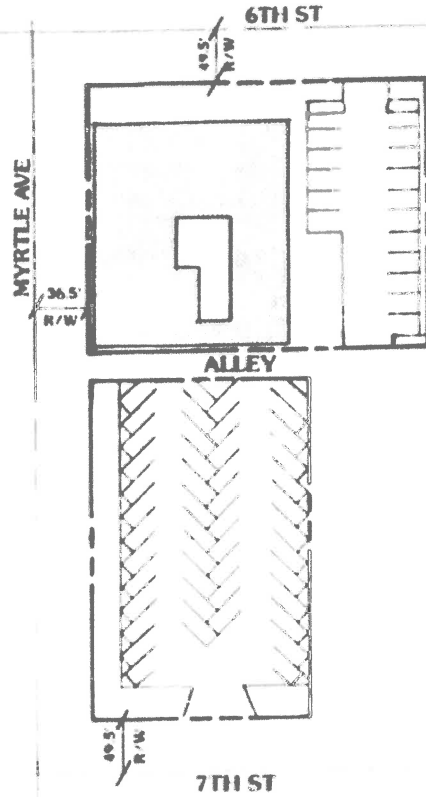
FIRST CONGREGATIONAL CHURCH

HPO-2001.03

SYMBOL(S):



EXISTING BUILDING



Request

PUBLIC HEARING NOTICE

This is a notice for a public hearing for **FIRST CONGREGATIONAL CHURCH** (First Congregational Church, property owners) for designation as a historic property located at 101 East 6th Street. The following approval is requested from the City of Tempe:

HPO-2001.03 Designation as a Historic Property for the First Congregational Church on approximately .97 net acres at 101 East 6th Street.

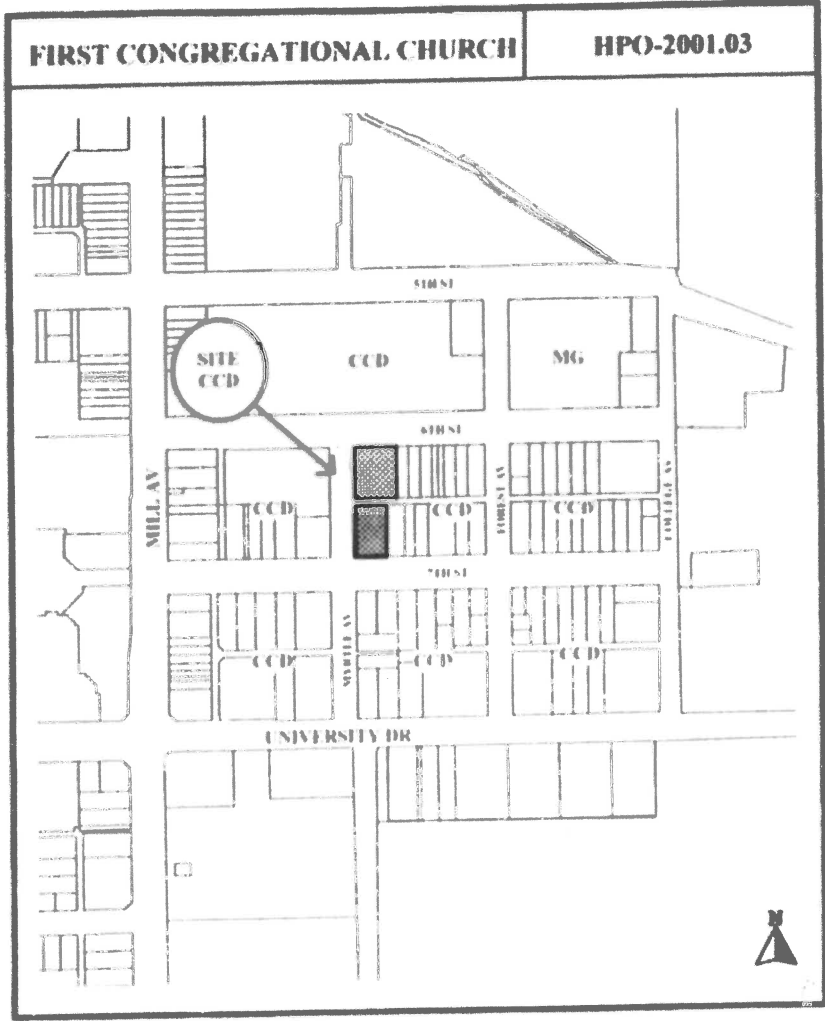
If you are interested you may attend a meeting of the Planning & Zoning Commission at 7:00 p.m. **Tuesday, January 9, 2001** at the **Council Chambers, 31 East Fifth Street**. This will be a public hearing and you may present your views in person at the hearing. Or you may respond in writing to the Planning & Zoning Commission, P. O. Box 5002, Tempe, AZ 85280-5002.

If you have any questions or wish to view additional material including artists renderings and elevations which are on file you may contact the Development Services Department at 480-350-8331 or come to the office at 31 East Fifth Street.

FILE COPY

MAILED
10-23-00

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8418 (TDD) to request an accommodation to participate in the Planning & Zoning Commission meeting.



Location Map SEE OTHER SIDE FOR MORE INFORMATION

FILE COPY

1322712K

JOSEPH SIDNEY S. ROSE M
707 S FOREST AVE #D
TEMPE AZ 85281-3722

13227028

TEMPE CITY OF
311 E 5TH ST
TEMPE AZ 85281

13227072

NORTH AMERICAN ISLAMIC TRUST I
P O BOX 1313
TEMPE AZ 85281

13227076

NORTH AMERICAN ISLAMIC TRUST I
10900 W WASHINGTON ST
INDIANAPOLIS IN 46231

13227073

NORTH AMERICAN ISLAMIC TRUST I
10900 W WASHINGTON ST
INDIANAPOLIS IN 46231

13227009

JOSEPH SIDNEY S. ROSE M
181 BISHOP DR
TEMPE AZ 85282-3515

13227129B

JOSEPH ENTERPRISES INC
181 BISHOP DR
TEMPE AZ 85282-0000

13227082

FIRST CONGREGATIONAL CHURCH O
101 E 6TH ST
TEMPE AZ 85281

13227084

TRICK MARY M
930 SISKIYOU DRIVE
MENLO CA 94025

13227077

NORTH AMERICAN ISLAMIC TRUST I
10900 W WASHINGTON ST
INDIANAPOLIS IN 46231

13227134

JOSEPH SIDNEY S. ROSE M
707 S FOREST AVE #D
TEMPE AZ 85281-3722

13227029A

TEMPE CITY OF
311 E 5TH ST
TEMPE AZ 85281

13227075

NORTH AMERICAN ISLAMIC TRUST I
10900 W WASHINGTON ST
INDIANAPOLIS IN 46231

13227074

NORTH AMERICAN ISLAMIC TRUST I
10900 W WASHINGTON ST
INDIANAPOLIS IN 46231

13227088

NORTH AMERICAN ISLAMIC TRUST I
10900 W WASHINGTON ST
INDIANAPOLIS IN 46231

13227003

JOSEPH SIDNEY S. ROSE M
181 BISHOP DR
TEMPE AZ 85282-3515

13227133B

JOSEPH SIDNEY S. ROSE M
707 S FOREST AVE #D
TEMPE AZ 85281-3722

13227083

THOMPSON RUTH A
C/O 4525 48TH ST #108
TEMPE AZ 85281-2302

13227078

FIRST CONGREGATIONAL CHURCH O
101 E 6TH ST
TEMPE AZ 85281

13227081

FIRST CONGREGATIONAL CHURCH O
101 E 6TH ST
TEMPE AZ 85281

13227022

TEMPE CITY OF
PO BOX 5002
TEMPE AZ 85281

13227029B

TEMPE CITY OF
115 E FIFTH ST #4
TEMPE AZ 85281

13227086

TRICK MARY M
930 SISKIYOU DRIVE
MENLO CA 94025

13227087

NORTH AMERICAN ISLAMIC TRUST I
10900 W WASHINGTON ST
INDIANAPOLIS IN 46231

13227133A

TRICK BRIAN D NORMAN SCOTT III
PO BOX 3117
TEMPE AZ 85280

13227010

JOSEPH SIDNEY S. ROSE M
707 S FOREST AVE #D
TEMPE AZ 85281-3722

13227132

JOSEPH SIDNEY S. ROSE M
707 S FOREST AVE #D
TEMPE AZ 85281-3722

13227079

FIRST CONGREGATIONAL CHURCH
101 E 6TH ST
TEMPE AZ 85281

13227085

TRICK MARY M
930 SISKIYOU DRIVE
MENLO CA 94025

13227084B

TEMPE CITY OF
PO BOX 5002
TEMPE AZ 85281

13227057

MCW PARKING L.L.C.
602 W 1ST ST
TEMPE AZ 85281-2606

13227135

AXEL ENTERPRISES L.P.
7098 E COCHISE RD #100
PARADISE VALLEY AZ 85253-4517

13227005

JOSEPH ENTERPRISES INC
18 E BISHOP DR
TEMPE AZ 85282-0000

13227051

TEMPE CITY OF
31 E 5TH ST
TEMPE AZ 85281

13227026

TEMPE CITY OF
PO BOX 5002
TEMPE AZ 85281

13227050

TEMPE CITY OF
PO BOX 5002
TEMPE AZ 85281

13227080

FIRST CONGREGATIONAL CHURCH O
101 E 6TH ST
TEMPE AZ 85281

13227007

JOSEPH ENTERPRISES INC
707 S FOREST AVE #D
TEMPE AZ 85281

13227008

COUCH SNAFORD
107 E 7TH ST
TEMPE AZ 85281-0000

13227027

TEMPE CITY OF
PO BOX 5002
TEMPE AZ 85281

13227137

MUNGER HELEN M
6411 S RIVER DR #21
TEMPE AZ 85283-3337

13227153

~~SALVATION ARMY
PO BOX 3307
PHOENIX AZ 85002~~

13227006

JOSEPH ENTERPRISES INC
707 S FOREST AVE #D
TEMPE AZ 85281

13227030A

TEMPE CITY OF
MISSING ADDRESS
TEMPE AZ 85281

13227023

TEMPE CITY OF
PO BOX 5002
TEMPE AZ 85281

13227136

BANKERS TRUST COMPANY TR
PO BOX 897
DES MOINES IA 50301-0897

25x1E



HISTORIC PRESERVATION

HISTORIC DESIGNATION NOMINATION FORM

Historic Preservation Office

City of Tempe
Development Services
Department
P.O. Box 507
Tempe, Arizona 85281

(480) 967-2275
www.tempe.gov
historic@tempe.gov

City of Tempe



Present, Common Name: Proposed Name

First Congregational Church of Tempe

Property Location (Address or Boundaries)

**101 East Sixth Street
Tempe, AZ 85281**

Historic Name

First Congregational Church

Date of Construction / Source of Date

1898-1956

For State Use Only

Received: **22 SEPT 2000**

DSD# **HPO# 2000.60**

Hearings/Approvals: **9 Nov 99**

HPC
P&Z
Council

2001 NUMBER 106 FS/114

Legal Description (Subdivision Name, Lot and Block)

Assessor's Tax Parcel Number(s)

Existing Historic Designation (check if any)

National Register (Date Listed) State Register (Date Listed) Tempe Survey #

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Church

Summary of Historic Function or Use (please continue on additional sheet if necessary)

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Statement of Significance (refer to Designation Criteria in Historic Preservation Ordinance)

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Classification (check one)

Property (Building or Structure) Archaeological Site District Landmark

Ownership Information

First Congregational Church

Owner Name

Tempe, AZ 85281

Address

101 East Sixth Street

City State Zip

480 967-2275

Phone

[Signature] **9/22/00**

Signature Date

Applicant Information (if different from ownership)

First Congregational Church

Owner Name

101 East Sixth Street

Address

Tempe, AZ 85281

City State Zip

480 967-2275

Phone

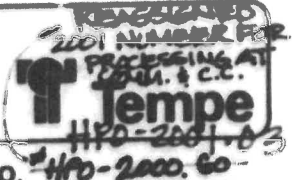
Signature Date

A CHECKLIST OF ADDITIONAL INFORMATION NECESSARY FOR NOMINATION IS INCLUDED ON THE BACK OF THIS APPLICATION FORM. PLEASE INCLUDE THESE ITEMS WITH THE NOMINATION FORM. rev. 7/02

Project Submittal

City of Tempe
Development Services Dept
P.O. Box 5002
31 E. 5th Street
Tempe, Arizona 85282 5002

DS051181
PLA 3593
CC66098
PZ00005Z



TRACKING NO. HPD-2000-60

PLEASE PRINT

PROJECT NAME	FIRST CONGREGATIONAL CHURCH		DATE	14 NOV 99
PROJECT ADDRESS	101 EAST 5TH STREET ; 85281		SUITE NO	
PROPOSED USE OR DENS/SUITE	CHURCH		PARCEL NO	192-27-80
LEGAL DESCRIPTION (If Attached)	(SEE ATTACHED REPORT)		EXISTING ZONING	CCD
APPLICANT'S NAME	RONALD WILSON		MCA CODE	T4 SECTION
COMPANY OR FIRM NAME	FIRST CONGREGATIONAL CHURCH		TELEPHONE	(480) 967.2275
APPLICANT'S ADDRESS	101 EAST 5TH STREET TEMPE		CITY	TEMPE
			STATE	AZ
			ZIP	85281
<input type="checkbox"/> OWNER	<input type="checkbox"/> ARCHITECT	<input type="checkbox"/> ENGINEER	REVEREND	
<input type="checkbox"/> CONTRACTOR	<input type="checkbox"/> ATTORNEY	<input checked="" type="checkbox"/> OTHER		
OWNER'S NAME	FIRST CONGREGATIONAL CHURCH		TELEPHONE	()
COMPANY OR FIRM NAME			VAT	()
OWNER'S ADDRESS			CITY	
			STATE	AZ
			ZIP	
DESCRIPTION OF WORK REQUEST	DESIGNATION AS AN HISTORIC TEMPE LANDMARK.			
APPLICANT'S SIGNATURE	(SEE ATTACHED APPLICATION)			VALUATION

PLANNING (480 350 8331)

- Prelim Site Plan Review
 Design Review
 Design Review Sign
 Sign Permit
 B of A/Hearing Officer
 Recordation
 Other
 P & Z
 Zoning
 PAD
 Subdivision/Condo
 Site Plan
 Development Plan
 General Plan 2020 Amend

ENGINEERING (480 350 8341)

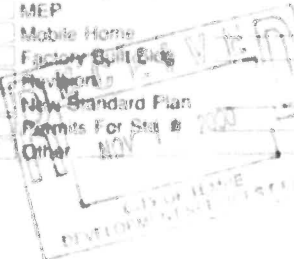
- Engineering
 Revisions
 Other

FIRE (480 350 9341)

- Tanks
 Special Extinguishing System
 Dust Collection Systems
 Spray Paint Booth
 AFES (underground)
 Other

Building (480 350 8341) Fees

- Building
 New
 Complete
 Prelease
 Basic
 Add/Alt
 TI
 AFES (overhead)
 Res
 Pool
 Demo
 Grading Only
 MEP
 Mobile Home
 Factory Split Egs
 Rev Work
 New Standard Plan
 Permits For Site # 1000
 Other



For Department Use Only

No. of Sets of Plans Submitted	_____	Building	_____
	_____	Planning	_____
	_____	Engineering	_____
<input type="checkbox"/> Soils Report	<input type="checkbox"/> Application Material		
<input type="checkbox"/> Specs Book(s)	<input type="checkbox"/> Parking Analysis		
<input type="checkbox"/> Struc. Calcs	<input type="checkbox"/> Color Board		
<input type="checkbox"/> Hydraulic Calcs	<input type="checkbox"/> Report _____		
<input type="checkbox"/> Haz Mat Form	<input type="checkbox"/> Other _____		
VALIDATION			
TOTAL VALUATION	FILE WITH		
TOTAL SUBMITTAL FEES	REC'D BY		
\$	[Signature]		

Plans and drawings submitted for Planning Division processes are subject to dissemination to the public

**Planning and
Zoning Commission
City Council**

City of Tempe
Development Services Dept
P O Box 5002
31 E 5th Street
Tempe, Arizona 85282 5002

HPO-2000.60
2001.03
Tempe

GENERAL and/or FINAL PLAN/SITE PLAN /
P.A.D./SUBDIVISION/CONDO APPLICATION

*Reassigned file number for
processing at Commission
& Council.*

Type of Application Prelim Final General Amended
Existing Zoning CCD Proposed Zoning CCD - H (Historic Overlay)
Proposed Use(s) DESIGNATION AS AN HISTORIC TEMPE LANDMARK
Variance(s) and/or Use Permit(s): _____

Gross Site Area/Gross Acreage (incl. Future R/W): _____ s f _____ acres
Net Site Area/Net Acreage (excl. Future R/W): _____ s f _____ acres
Total Building Area _____ s f
Gross Floor Area 1st Floor _____ s f including carports _____ s f
Building Coverage _____ % including carports, covered walks _____ %
Residential Projects: Total No. of Units _____ Density _____ /acre (gross)
Mix of Units _____ Studio/1 bdrm _____ 2+ bdrm _____
Landscaping On Site _____ % (use net site for "%" calculations)
Setbacks Provided Front _____ Side _____ Rear _____ Side Street _____
Parking Required By Use _____ cars _____ R V
Parking Provided _____ cars _____ R V
Engineer/Architect Name (Please Print) _____ Address _____
() _____
Area Code & Phone Number _____ City, State, Zip Code _____

SUBDIVISION/CONDO ADDITIONAL INFORMATION:

No. Total Lots/Units _____ No. of Tracts _____
Density Proposed _____ units/acre (use gross site acreage)
Minimum Lot Proposed _____ s f Largest Lot Size _____ s f
Average Lot Size _____ s f
Subdivision Ordinance Waivers Requested _____

(SEE ATTACHED APPLICATION)
Owner's Signature _____ Date _____ Applicant's Signature _____ Date _____
(or Letter of Authorization)

PLEASE CONTACT THE PLANNING DIVISION REGARDING FEES (480) 350-8331

Attachment C

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. T-..... 264.....
County Maricopa.....
Property Name First Congregational Church & Prior Hall.....
Survey Area Tempe Multiple Resource Area Update.....

Accession
Number

address

IDENTIFICATION

ADDRESS 609 S. Myrtle.....
CITY Tempe..... Parcel No. 132-27-080.....
LOT 8,9,10..... BLOCK 11..... PLAT Tempe.....
TOWNSHIP 1N... RANGE 4E... SECTION 15... QUARTER SW..... USGS QUAD Tempe.....
UTM REFERENCE Z 12 Easting 412870..... Northing 3698480..... Acreage 1+.....

PROPERTY TYPE
Church Hall.....

HISTORIC USES
1. Classrooms.....
2.

PRESENT USE Church Hall.....

STYLE Colonial Revival.....

CONSTRUCTION DATE 1953/c. 1948.....

SOURCE OF DATE:
Cornerstone/Sanborn map.....

ARCHITECT/BUILDER/CRAFTSMAN
Unknown.....

STRUCTURAL CONDITION
 Good Fair Poor

INTEGRITY
 Good Fair Poor

INTEGRITY COMMENT
Windows infilled & new entrance porch
at hall.....

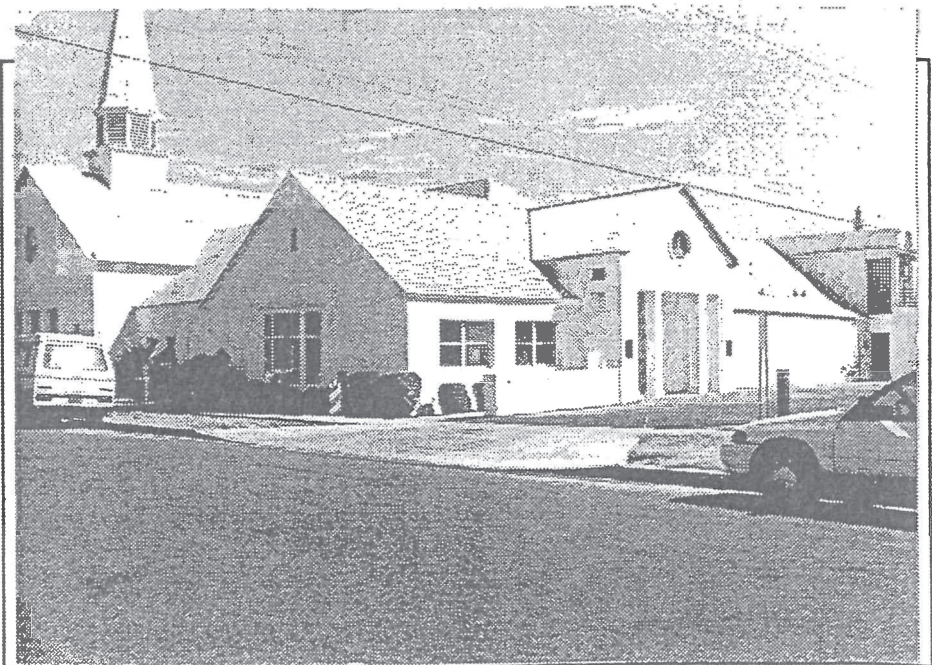
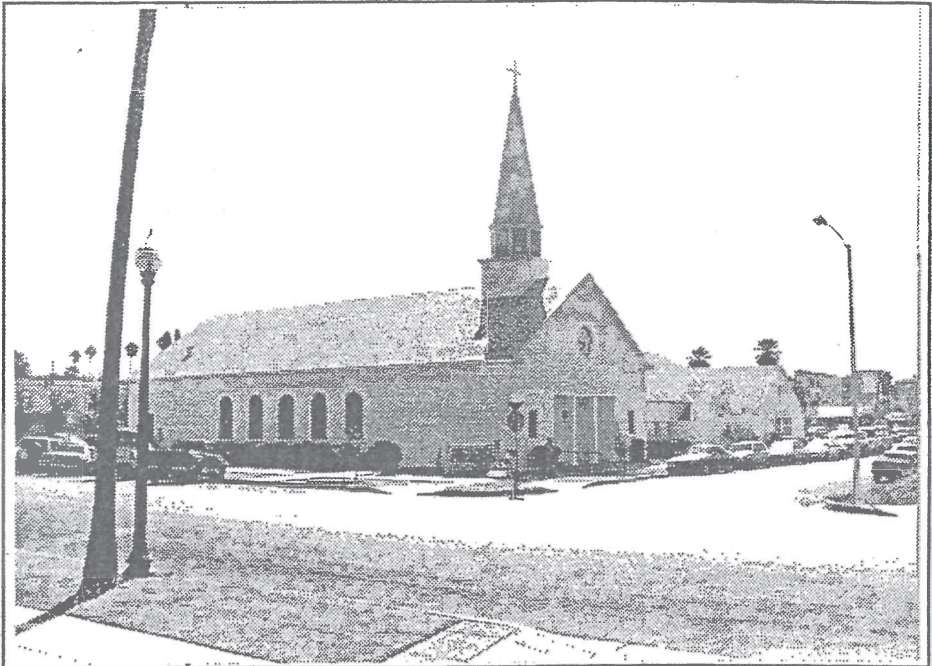
Negative Number
1. Y-15.....
2. Y-17.....

Date of Photo
1. 10/2/96.....
2. 10/2/96.....

View
1. NE.....
2. SE.....

Photographer Or Source
D. Parmiter.....

Additional Photos Attached



ARCHITECTURAL DESCRIPTION

STORIES One..... PORCHES Modern rehabbed entry porch at hall.....

FOUNDATION Not visible..... APPLIED EXTERIOR ORNAMENT
Cross atop high pitch steeple.....

STRUCTURAL MATERIALS Masonry..... INTERIOR
Not accessible.....

WALL CLADDING Stucco..... ENVIRONMENT/LANDSCAPING
Mature shrubs surround building; parking lot south of bldg.....

ROOF TYPE High-pitch intersecting gable..... ALTERATIONS/DATES OF ALTERATIONS
Hall was remodelled in 1996 creating new sensitive, matching
entry to main entrance of church.....

ROOFING Asphalt shingles.....

OUTBUILDINGS None.....

WINDOWS Arched fixed sash; wood fixed sash.....

ENTRY Pair wood at sanctuary; modern wood at hall.....

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This building is associated with the context of Community Planning and Development. It falls under the theme of Religion - church and hall.

2. Historical Association

This complex is the oldest church congregation on same site in Tempe. Original building constructed in 1898 while the present building was constructed in 1953. Prior Hall may have been constructed c. 1948.

3. Architectural Association

This building represents the typical style for many of the church buildings found in this area of Tempe. Simplicity in detailing and smaller-scaled massing are the typical character-defining elements for churches in Tempe. The modern alterations to the historic hall at the south portion of the building are sensitive to the character and detailing of the original features. This building provides a positive contribution to the area and is a prominent building.

BIBLIOGRAPHY/SOURCES

Mark Vinson, City of Tempe.....

NATIONAL REGISTER STATUS

- Listed
- Individually Eligible
- Potentially Eligible as Contributing Property
- Not Eligible due to AGE
- Not Eligible due to INTEGRITY

Reevaluate in 2003 for status of integrity.....

NRDate

Are Conditions Reversible? Yes No

REFERENCE FILES/REPORTS

Attachment D

Folder Title	Box	Project No.
W. G. Hill Apartment and Residence	1	101
W. L. Ward Residence	1	102
Ben Costanten Store	1	103
Store for Nick Klim	1	104
Coolidge School Building	1	105
Tempe Congregational Church	1	106
Sherman Gavetta Court	1	107
A.S.C. College Vet. Building N.Y.A.	1	108
Dr. Westervelt Residence Addition	1	109
A.S.C. Stadium Dormitory	1	110
Tempe Memorial Hospital	1	111
Wilson School District No. 7	1	112
Mesa High School	1	113
Ryan-Evans Drug. Co.	1	114
Costanten Central Avenue Building	1	115
Earl Recker Residence Addition	2	116
Nick Klim Firestone Store	2	117
Dr.. Knight Residence, Safford	2	118
Goldwater-Webb Residencial Building	2	119
C.A. Martin Development	2	120

Folder Title	Box	Project No.
Lyle E. Trimble, Inc.	2	121
Biltmore Cleaners	2	122
Gilbert Methodist Church	2	123
Reese Vermer Store (Harry Carlson)	2	124
Ariz. Brewing Co. (Tax Drawings)	2	125
Charles Beville Residence	2	126
Den for L. M. Tracy	2	127
John Armer Residence	2	128
Patterson Residence	2	129
Dorris-Heyman Lay-out	2	130
Keim Warehouse-California	2	131
Wycliffe Residence	2	132
Biltmore Hotel	2	133
Arizona Products Cannery	2	134
Mesa Memorial	2	135
Town Fair (Del Webb)	2	136
Drew Building	2	137
Dr. Truman Residence	2	138
Kemper Goodwin Residence	3	139
Rectory-Church of God	3	140
First Methodist Church	3	141
Holtzman Garage - Apt.	3	142
Theatre Building	3	143
Vet Building	3	144

Folder Title	Box	Project No.
Goldie Residence	3	145
D.C. Realty Company	3	201
Dr. Pernell	3	202
Safford Hospital	3	203
Pomeroy Building	3	204
Nick Kim Medical Building	3	205
Lechich	3	206
A.S.C. College P.E. Building	3	207
A.S.C. College P.E. Building	4	207
Passey Development	4	210
Sandy Apartments	4	212
Country Club	4	214
Arizona Brewing Company Brewhouse	4	215
Tempe Grammar School	5	216
Rundle Residence	5	217
Dr. Gurnie Residence	5	219
A.S.C Student Union	5	222
Mr. and Mrs. Dis Trees Residence	6	223
A.S.C. Stadium Development	6	224
Albert W. Gurtler Building	6	225
Mr. Lyle Trimble	6	227
Robert Poer Store	6	301
Bowen Kindred Residence	6	302
A.S.C. Home Economics	6	303

Folder Title	Box	Project No.
Louis C. Hill Duplex	6	304
Cecil Drew-Mesa	6	305
Linder Residence	6	306
Frank Connolly Residence	6	307
Harding Residence	6	308
B.B. Moeur	6	309
Ray Alder, Pima	6	310
Graham County	6	311
Stories for Davidson	6	312
Tempe Union High School	6	313
Gutler Residence	6	314
Dr. R. McMillen	6	315
William Payne Residence	6	316
Smiley Motors, Mesa	6	317
City of Tempe Map	6	318
A.S.C. Infirmary	7	319
A.S.C. Library Addition	7	320
A.S.C. Administration Building	7	321
A.S.C. Shop Building	7	322
A.S.C. Classroom Building	7	323
Dalton H. Cole Residence	7	324
William Burke Offices	7	325
A.S.C. Stadium and Tennis Courts	7	326
Recreation Center	7	327

Folder Title	Box	Project No.
A.S.C. Refrigeration	7	328
Ted Swift Residence	7	329
Sherrill Residence	7	378
A.S.U. Stadium	7	400
W,W. Fischer	7	401
Lindsey Creamery	7	407
Dr. Bob Payne Residence	7	409
Chandler Housing Project	7	410
Dr. Irwin Office	7	411
Lodge Hall	7	412
Moeur Nursery	7	413
Tempe School District No. 3	7	414
Baker Residence	8	501
Hoopes Residence	8	504
American Legion	8	505
H.C. Wilder Residence	8	506
First National Bank, Tempe	8	510
L.S.R. Market	8	512
Ken Clark Stores	8	513
Albert Gurtler Bowling Center	8	514
Ajo Store Building for Bowen Kindred	8	518
Ed Carr Stores	8	519
Residence for Dr. Plummer	8	520
Safeway Store - Tempe	8	521

Folder Title	Box	Project No.
Safeway Store - Mesa	8	522
Sam Fried Show Store - Mesa	8	523
A.S.C. Walks and Parking	8	525
Gurtier Building	8	526
Residence for Mr. and Mrs. Herman Lewis	8	527
Remodeling Safeway Store No. 107, Safford	8	528
Arizona Brewing Company	8	530
Residence for Mr. and Mrs. Gene O'Dell	9	601
A.S.C. Parking	9	602
Residence for Mrs. Lena Morrell, Florence	9	603
Wilson School	9	604
Coolidge School Buildings	9	605
West Side School for District 3, Tempe	9	606
Congregational Church	9	607
A.S.C. Parking Administration Building	9	608
Maricopa Tallow Works Office Building	9	609
Carr Store Building	9	610
A.S.C. Dormitories	9	612
Sanatorium	10	701
Poston School	10	703
Goodwin Apartments	10	704
Capital Office Building	10	706
Ganado School	10	707
Wilson School Addition	10	708

Folder Title	Box	Project No.
Chicken Delight	11	709
Parsonage-First Congregational Church	11	713
Farmers and Stockmens Bank	11	714
First Southern Baptist Church	11	802
Yuma Test Station	11	803
Roofing and Floors, Old Gym, ASC	11	805
Office Building for Dr. Graham, Mesa	11	806
Office Building for Dr., Lesueur, Mesa	11	807
Tovrees	11	808
Additional Stacks for ASC Library	11	809
Coolidge School - Additional Buildings	11	811
Globe School	11	812
Arizona Brewing Company Cellar G	12	901
Tempe High School - Additional Buildings	12	903
El Cielo School (Broadmor)	12	905
A.S.C. Women's Dormintory	12	906
Tennis Courts for Tempe High School	12	907
Office Building for Sale River Valley Water User's Association	12	908
A.S.C. Shop Buildings Revisions	13	1002
Litchfield Naval	13	1005
A.S.U. Stadium	13	1006
A-1 Grewery-Rans. Vault	13	1007
F.F. Baugh	13	1008
We;tpm Becket	13	1009

Folder Title	Box	Project No.
A.S.C. Pool and Building	13	1101
A.S.C. P.E. Competition	13	1102
A.S.C. Toilet Competition	13	1103
Wilson School Addition	13	1105
Photo Shop, Park Central Project, Phoenix	13	1106
Lindner Residence	13	1107
Tempe District No. 3 - Junior High School	13	1109
A.S.C. Physical Science Building	14	1111
	14	1113
Carr Mortuary	14	1114
Addition to Goodwin Office	14	1115
Elevator for Memorial Union Building	14	1117
Arizona Country Club Additions	14	1119
Bowling Alleys - A.S.C. Union Building	14	1121
Ganado School-Additional Work	14	1124
Wilson School - Home Economics	14	1126
Tempe Union High School Completion	15	1128
Bio-Science Equipment-ASC	15	1129
East Side School, Tempe District No. 3	16	1130
Broadmoor Additional Classrooms	16	1130
Graham County elect. Co-op Headquarters Building	16	1133
Four Classroom Buildings, Wilson and Skiff Schools	16	1134
Water Treatment Room-A-1 Brewery	16	1135
Toilet Addition-Arizona State T.B. Sanatorium	16	1201

Folder Title	Box	Project No.
Arizona Brewery Warehouse Building Addition	16	1301
Goldwaters	16	1302
Addition to State Employment Comission	16	1303
Diamonds Department Store-Park Central	16	1304
TKE House	16	1306
Additional Classrooms and Apartments at Ganado	17	1308
Office of A & B, Glendale	17	1311
Arizona State T.B. San-East Ward	17	1312
Fire Station, City of Tempe	17	1313
Yuba Western Rolling Mills	17	1314
Dyer Office Building	17	1315
Arizona Brewing Bottle House	17	1316
Lowry and Sorensen-Pipe Tunnels	17	1317
Lowry and Sorensen-Boiler House	17	1318
Golf Pro Shop-Tempe	17	1319
A.S.U. Bowling Alleys	17	1320
Tempe Daily News Building	17	1404
Penquin Motels	17	1405
Additional Facilities_McKemy School	17	1406
Kleinman Residence	17	1407
Office Addition to Matthews Residence	17	1408
Addition to Physical Science Building-ASU	17	1409
Bath House for Tolleson Union High School	18	1411
Arizona Country Club Addition	18	1414

Folder Title	Box	Project No.
A.S.U. Gym Backstops	18	1415
Thew-Additional Classrooms	18	1416
Joe Dwight Stores	18	1417
Mesa Elks Lodge	18	1418
Wilson School	18	1420
Store Building for Frank Bauer, Tempe	18	1501
Laird Drug Store	18	1503
Guadalupe School	18	1504
Experimental School, Tempe District No. 3	18	1505
State T.B. Hospital, Tempe	19	1502
State T.B. Hospital, Tempe	20	1502
Co-op Office Building	21	1506
Roofing for Ritter School for Tempe District No. 3	21	1510
Parking Garage	21	1511
Ganado Christian Education Building	21	1512
Casa Grande High School and Auditorium	21	1514
Southeast School	21	1601
Life Sciences Addition	22	1603
A.S.U. Tennis Courts	22	1605
Ganado Junior-Senior High School	22	1608
Holbrook School	23	1700
Phoenix Christian School	23	1701
Rice School	23	1703
East Hall Remodeling (ASU)	23	1705

Folder Title	Box	Project No.
Salt River Project Office Addition	23	1706
Salt River Project Office Addition	24	1706
New Junior High School - Tempe District # 3	24	1707
Tempe High School Paved Parking and Recreation Areas	24	1708
A.S.U. Classroom Building	24	1709
State Fair Coliseum	24	1710
Addition to Skiff School	24	1711
McClintock High School	25	1712
Mitchell School Roof Repair	25	1713
Northeast District No. 3 School	25	1715
Office Remodel	26	1716
Addition to A.S.U. Physical Science Building	26	1717
Arizona State University Tennis Courts	26	1718
Arizona Country Club-Tennis Courts	26	1719
Dr. Westervelt's Office	26	1721
Dr. Skok's Office	26	1722
Bus Garage	26	1723
Arizona Manor	27	1801
Phoenix College	27	1803
University Reimbursable Time	27	1804
Maintenance Shop-THS	27	1805
Elementary School No. 18	27	1806
Locker Room-Tempe High School	27	1808
Globe High School	27	1810

Folder Title	Box	Project No.
Portable Classroom	27	1812
Dr. Westervelt's House	27	1814
Math Addition-Physical Science Building ASU	28	1815
Guadalupe School Addition	28	1818
Southeast Commons	29	1816
School No. 19	30	1824
Sam Fees House	30	1825
Phoenix Christian Apartments	30	1827
Additional Buildings-McClintock	30	1828
Camp Tontozona	30	1830
Fine Arts Building-McClintock High School	30	1831
Coolidge Jail and Fire Station	30	1832
Guadalupe School classroom Addition No. 2	30	1833
Portable Classroom Addition on No. 2	30	1834
Addition of Office Building-Salt River Project	30	1835
Addition of Office Building-Salt River Project	31	1835
A.S.U. Boiler House	31	1836
Tempe Canal Park	32	1901
Portable Classroom No.3 for Tempe District No 3	32	1902
Dwight Paterson Residence	32	1903
School No. 20	32	1905
McClintock Track Lighting	32	1906
Temporary Buildings, Southeast Campus	32	1908
Laird School Addition	32	1911

Folder Title	Box	Project No.
Holdeman Toilets	32	1912
Gililand Reroofing	32	1913
One (1) Relocatable Classroom Building at Rural School	32	1914
Guadalupe School Addition No. 3	32	1915
Rice School Addition	32	1916
Heating and Cooling for Existing Administration Building	33	1917
Tempe Boys' Club	33	1919
Dr. and Mrs. Mark Westervelt's House (Camp Verde)	33	1920
Guadalupe School Addition No. 4	33	1923
Mike Goodwin's House	33	1925
Tempe High School Fountain	34	2001
Enright Residence	34	2002
Birchett Park	34	2003
Kingman Junior High School	34	2004
McClintock Auto Shop	34	2005
United Dairymen Association Building	34	2006
Elementary School No. 21	34	2007
Mike's Apartments	35	2009
Guadalupe Stage	35	2010
Dog Pound	35	2011
Escalante Park	35	2012
Accustical Work at Laird and Gililand	35	2013
Meyer Park	35	2014
Scottsdale Portable Classrooms	35	2015

Folder Title	Box	Project No.
Drive -In Bank, United Bank of Arizona	36	6801
Additions and Alterations to the United Bank of Arizona	36	6802
Phi Sigma Kappa Courtyard	36	6803
Elementary School No. 22	36	6804
Indian Bend Activities Park	36	6805
Multi-Purpose Room Addition, Meyer Elementary School Multi-Purpose Room Addition, Meyer Elementary School	36	6807
Additional Tennis Courts at ASU	36	6809
Multi-Purpose Building, Camp Tontozona	37	6811
Dr. Sanchez's Office	37	6813
Carpeting at McKemy and Gililland School	37	6814
Tempe Canal Park, Phase 2	37	6815
Relocatable Classroom with Folding Partitions	37	6816
Running Track Lighting-Tempe High School	37	6819
Valley National Bank Building	37	6820
Store Building for Pat Riggs	37	6822
Naumenn Lift Trucks, Inc., Warehouse	37	6912
Third High School for Tempe High School	38	6818
Third High School for Tempe High School	39	6818
Administration Building for Tempe District No. 3	39	6901
Scottsdale Medical Building (Drs. Nathan and McFarland)	39	6902
Scottsdale Medical Building (Drs. Nathan and McFarland)	40	6902
Addition to Toltec School	40	6903
Finishing of Classroom Unit "C", School 21	40	6904

Folder Title	Box	Project No.
Graham County Complex (Safford)	40	6905
Reimbursable Miscellaneous Work for Tempe District 3	40	6907
Paradise Valley Junior High School	41	6908
Clark Warehouse	41	6909
Irrigation Facilities at Marcos de Niza High School	41	6910
Neumann Lift Trucks, Inc. Warehouse	41	6912
Elementary School No. 11	42	6913
Ray Miller Marina	42	6914
Mike's Apartments	42	6918
Hatfield Development	42	6919
Orm Ellis Apartments	42	6920
Relocatable Facilities R & D	42	6923
Miscellaneous ASU	42	7003
Flora Thew School Fire Damage	42	7004
Rice School District Junior High	42	7006
Vaughan's Apartments	42	7007
Town Houses	42	7008
Paradise Valley School Modification	43	7010
Phi Sigma Kappa	43	7012
Scott Apartments	43	7013
Tempe Municipal Building Interior Reimbursable	43	7015
Tempe Municipal Building Landscaping Reimbursable	43	7016
Crippled Children's Hospital	43	7017
Physical Science Addition Program	44	7100

Folder Title	Box	Project No.
Physical Science Addition Program	45	7100
Physical Science Addition Program	46	7100
Multi-Purpose Addition to Vede B. Frank School	47	7018
Tempe Intermediate School No. 4	47	7019
Storage Addition ro Bus Maintenance Building District #3	47	7020
Guadalupe Fire Damage	47	7022
Highway Department Credit Union Building	48	7101
Addition to Tempe High School	48	7102
Burton Barr Residence	48	7103
Geodesic Systems, Inc	48	7104
Monti's La Cas Vieja	48	7105
Arrendondo School (Tempe School No. 23)	48	7106
Paradise Valley School # 7	49	7107
Tower Center	49	7108
Arizona Public Employees Office Building	50	7109
Interior Work at Curry/Campbell	50	7110
Additions and Int. Work at Connolly School	50	7112
Shea School P.E. Field	50	7113
Paradise Valley Town Hall	50	7200
Don Hayes Townhouse	50	7201
Paradise Valley School No. 8 (Indian Bend)	51	7202
Tempe Elementary School # 24	51	7203
Wilson Hall Elevator	51	7204
Tempe Municipal Space	52	7205

Folder Title	Box	Project No.
Cherokee Elementary School	52	7206
Cherokee Elementary School	53	7206
Arrendondo Multi-Use Building	53	7207
Shower & Locker Addition, East Side Connolly	53	7208
Play Spaces	53	7209
Capital Resources International Ltd.	53	7211
Monterey Medical Plaza-The Nathan Clinic	53	7212
Monterey Medical Plaza-The Nathan Clinic	54	7212
Monterey Medical Plaza-The Nathan Clinic	55	7212
Tempe Elementary School No. 26, Nevitt	55	7215
Addition to Waggoner Elementary School	56	7302
New Crippled Children's Hospital/Sanitorium	56	7303
Parking Lot for Paradise Valley School # 7	56	7304
Ceiling Remodel-Shower & Locker Rooms, McClintock High	56	7306
Paradise Valley Middle School # 3 (Desert Shadows)	56	7307
Addition to Dog Pound, Maricopa County, Arizona	56	7309
Marcos De Niza Athletic Field Lighting	57	7310
Radisson Inn at the Lake	57	7312
Central Purchasing Warehouse (Maricopa County)	58	7314
Paradise Valley Elementary School # 9 (Arrowhead)	59	7315
Kyrene Elementary School # 3	59	7316
Multi-Use Building for Tempe Elementary School # 26-Nevitt School	60	7317
Freeway Commerce Center	60	7318
Cherokee School Intercommunication System	60	7319

Folder Title	Box	Project No.
Tempe Elementary School # 29 (Rover School)	60	7321
Southern Avenue Medical Building (Southern Samaritan Professional Center)	61	7402
Additional Buildings for Marcos de Niza High School	61	7403
Waggoner School Landscaping	61	7404
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